

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/156 MORELAND ROAD BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$775,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

2/156 MORELAND ROAD BRUNSWICK VIC 3056	\$770,000	18-Jun-23
3/156 MORELAND ROAD BRUNSWICK VIC 3056	\$755,000	13-Nov-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 01 December 2023

**2/156 MORELAND ROAD  
BRUNSWICK VIC 3056**

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Sold Price **\$770,000** Sold Date **18-Jun-23**Distance **0km****3/156 MORELAND ROAD  
BRUNSWICK VIC 3056**

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Sold Price <sup>RS</sup> **\$755,000** Sold Date **13-Nov-23**Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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