

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

112 Moreland Road, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Brunswick

Period - From 01/04/2023 to 30/06/2023 Source REIV

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 six 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 |
|---|--------------------------------|-------------|--------------|
| 1 | 132 Albert St BRUNSWICK 3056 | \$1,240,000 | 31/03/2023 |
| 2 | 313 Moreland Rd COBURG 3058 | \$1,220,000 | 18/05/2023 |
| 3 | 57 Dunstan Av BRUNSWICK 3056 | \$1,175,000 | 19/05/2023 |

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 six months.~~

This Statement of Information was prepared on:

26/07/2023 11:26



Property Type: House

Land Size: 446 sqm approx

Agent Comments

Comparable Properties



132 Albert St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,240,000

Method: Private Sale

Date: 31/03/2023

Property Type: House

Land Size: 292 sqm approx



313 Moreland Rd COBURG 3058 (REI)

Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 18/05/2023

Property Type: House (Res)



57 Dunstan Av BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,175,000

Method: Private Sale

Date: 19/05/2023

Property Type: House

Land Size: 278 sqm approx