# 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 betwee	n \$1,150,000		&		\$1,250,0	00			
Median sale price									
Median price	\$1,350,000	Pro	operty Type	Hous	se		Suburb	Brunswick	
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress 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 Anthony Monteleone 9387 5888 0408 081 000 anthonymonteleone@jelliscraig.com.au

> Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price June quarter 2023: \$1,350,000

# **Comparable Properties**

	132 Albert St BRUNSWICK 3056 (REI/VG) 1 4 1 2 Price: \$1,240,000 Method: Private Sale Date: 31/03/2023 Property Type: House Land Size: 292 sqm approx	Agent Comments
woodards	313 Moreland Rd COBURG 3058 (REI) 4 2 2 1 Price: \$1,220,000 Method: Private Sale Date: 18/05/2023 Property Type: House (Res)	Agent Comments
	57 Dunstan Av BRUNSWICK 3056 (REI/VG) 4 1 1 1 Price: \$1,175,000 Method: Private Sale Date: 19/05/2023 Property Type: House Land Size: 278 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9387 5888



propertydata

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