

# 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

15 Moule Street, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,384,000 Property Type House Suburb Brunswick West

Period - From 01/10/2023 to 31/12/2023 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	31 Irvine Cr BRUNSWICK WEST 3055	\$1,300,000	12/01/2024
2	47 Mclean St BRUNSWICK WEST 3055	\$1,190,000	20/12/2023
3	89 Shamrock St BRUNSWICK WEST 3055	\$1,140,000	27/10/2023

**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:

30/01/2024 11:18



**Property Type:** House

Agent Comments

Original neat double front family home on a large allotment of land.

## Comparable Properties



**31 Irvine Cr BRUNSWICK WEST 3055 (REI)**



Agent Comments

Updated internally with same accom. Slightly smaller land in superior street of same suburb

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 12/01/2024

**Property Type:** House

**Land Size:** 574 sqm approx



**47 Mclean St BRUNSWICK WEST 3055 (REI)**



Agent Comments

Original internally with an updated bathroom. Same accom and one extra bedroom in same suburb

**Price:** \$1,190,000

**Method:** Private Sale

**Date:** 20/12/2023

**Property Type:** House



**89 Shamrock St BRUNSWICK WEST 3055 (REI)**



Agent Comments

Neat double front family home also with 3 bedrooms but has an extra second bathroom. More original period features, updated throughout

**Price:** \$1,140,000

**Method:** Private Sale

**Date:** 27/10/2023

**Property Type:** House