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										
Range betweer	\$1,150,000		&		\$1,250,000					
Median sale p	rice									
Median price	\$1,384,000	Pro	operty Type	Hous	se		Suburb	Brunswick West		
Period - From	01/10/2023	to	31/12/2023		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	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





Indicative Selling Price

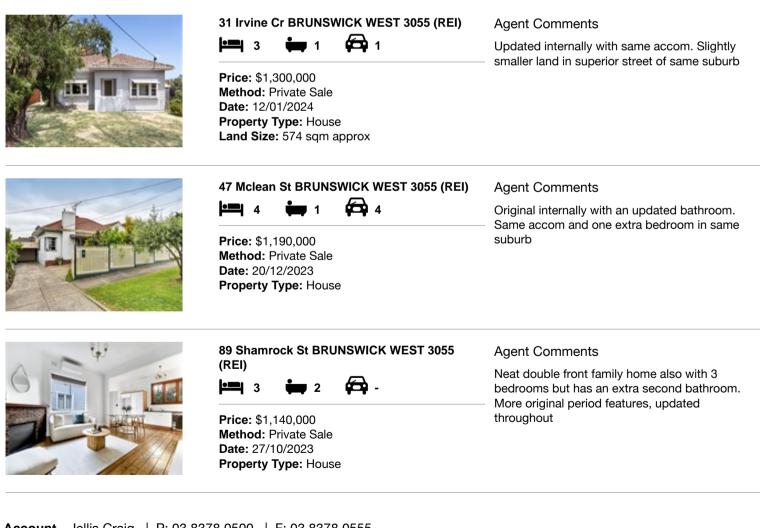
John Morello 8378 0500 0412 088 757 johnmorello@jelliscraig.com.au





State\$1,150,000 - \$1,250,000Property Type: HouseMedian House PriceAgent CommentsDecember quarter 2023: \$1,384,000Original neat double front family home on a large allotment of land.

Comparable Properties



Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



propertydata

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