

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

18/614 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Brunswick West

Period - From 01/10/2022 to 30/09/2023 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	6/47 Murray St BRUNSWICK WEST 3055	\$380,500	01/07/2023
2	5/342 Ascot Vale Rd MOONEE PONDS 3039	\$365,000	03/10/2023
3	3/12 Mccoll Ct BRUNSWICK WEST 3055	\$365,000	31/10/2023

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:

09/11/2023 10:49



Property Type:
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Unit Price
Year ending September 2023: \$470,000

Comparable Properties



6/47 Murray St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$380,500
Method: Auction Sale
Date: 01/07/2023
Property Type: Apartment



5/342 Ascot Vale Rd MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 03/10/2023
Property Type: Apartment



3/12 Mccoll Ct BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 31/10/2023
Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788