# 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	18/614 Moreland Road, Brunswick West Vic 3055
Including suburb and	
postcode	

# Indicative selling price

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

Range between \$350,000	&	\$385,000
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### Median sale price

Median price	\$470,000	Pro	perty Type	Jnit		Suburb	Brunswick West
Period - From	01/10/2022	to	30/09/2023	S	ource	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

Add	dress 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 comparableproperties 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









**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) **-**2





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

Property Type: Apartment

**Agent Comments** 

5/342 Ascot Vale Rd MOONEE PONDS 3039

(REI)

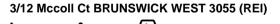




Price: \$365,000 Method: Private Sale Date: 03/10/2023

Property Type: Apartment

**Agent Comments** 





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

Property Type: Apartment

**Agent Comments** 

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