

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

1b Moule Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	44a Talbot St BRUNSWICK 3056	\$1,181,000	12/08/2023
2	6 Brickworks Dr BRUNSWICK 3056	\$1,180,000	01/12/2023
3	9a Holloway Rd BRUNSWICK 3056	\$1,125,000	17/10/2023

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:

06/02/2024 09:32



3 2 2

Property Type: Townhouse (Res)

Land Size: 162 sqm approx

Agent Comments

Comparable Properties



44a Talbot St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 2 1

Price: \$1,181,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Townhouse (Res)

Land Size: 147 sqm approx



6 Brickworks Dr BRUNSWICK 3056 (REI)

Agent Comments

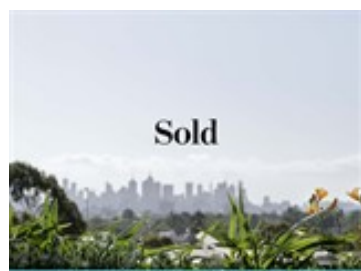
3 2 1

Price: \$1,180,000

Method: Sold Before Auction

Date: 01/12/2023

Property Type: Townhouse (Res)



9a Holloway Rd BRUNSWICK 3056 (REI/VG)

Agent Comments

3 2 2

Price: \$1,125,000

Method: Private Sale

Date: 17/10/2023

Property Type: House

Land Size: 175 sqm approx