Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

2/196-198 Moreland Road, Brunswick Vic 3056

Indicative selling price

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

Range between	\$600,000	&	\$660,000
	1		

Median sale price

Median price	\$590,000	Pro	perty Type	Unit		Suburb	Brunswick
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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/2 Pottery Ct BRUNSWICK 3056	\$660,000	14/12/2023
2	10/272 Albert St BRUNSWICK 3056	\$630,000	22/11/2023
3	715/601 Sydney Rd BRUNSWICK 3056	\$629,000	15/12/2023

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:	03/04/2024 09:05



Date of sale



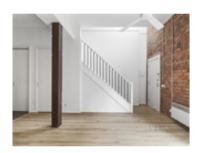
Yash Akpinar 03 9387 5888 0434 813 050 YashAkpinar@jelliscraig.com.au

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** December quarter 2023: \$590,000



Property Type: Townhouse **Agent Comments**

Comparable Properties



2/2 Pottery Ct BRUNSWICK 3056 (REI/VG)

Price: \$660,000 Method: Private Sale Date: 14/12/2023

Property Type: Townhouse (Single)

Agent Comments



10/272 Albert St BRUNSWICK 3056 (VG)

Price: \$630,000

Method: Sale Date: 22/11/2023

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments



715/601 Sydney Rd BRUNSWICK 3056 (VG)

-- 2

Price: \$629.000 Method: Sale Date: 15/12/2023

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments

Account - Jellis Craig | P: 03 9387 5888



