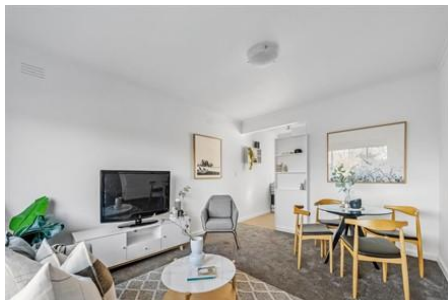


2/9 Moule Street, Brunswick West Vic 3055



1 Bed 1 Bath 1 Car
Rooms: 2
Property Type: Unit
Indicative Selling Price
 \$295,000 - \$320,000
Median House Price
 Year ending December 2023:
 \$470,000

Comparable Properties



15/16-18 Passfield Street, Brunswick West 3055 (REI)

1 Bed 1 Bath 1 Car
Price: \$318,000
Method: Private Sale
Date: 01/09/2023
Property Type: Apartment
Agent Comments: Similar style building, same accommodation, inferior condition



4/1 Ferriman Street, Brunswick West 3055 (REI)

1 Bed 1 Bath 1 Car
Price: \$305,000
Method: Private Sale
Date: 19/12/2023
Property Type: Unit
Agent Comments: Similar style building, inferior condition original, same accommodation



16/16 Passfield Street, Brunswick West 3055 (REI)

1 Bed 1 Bath 1 Car
Price: \$300,000
Method: Auction Sale
Date: 16/12/2023
Rooms: 2
Property Type: Apartment
Agent Comments: Similar style building, same accommodation, inferior condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

2/9 Moule Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$295,000 & \$320,000

Median sale price

Median price \$470,000 Unit x Suburb Brunswick West

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

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
15/16-18 Passfield Street, BRUNSWICK WEST 3055	\$318,000	01/09/2023
4/1 Ferriman Street, BRUNSWICK WEST 3055	\$305,000	19/12/2023
16/16 Passfield Street, BRUNSWICK WEST 3055	\$300,000	16/12/2023

This Statement of Information was prepared on:

16/01/2024 10:15