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

20/614 Moreland Road, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$275,000		&		\$300,000					
Median sale p	rice									
Median price	\$520,000	Pro	operty Type	Unit			Suburb	Brunswick West		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/55 Buckley St MOONEE PONDS 3039	\$295,000	12/10/2023
2	4/43 Buckley St MOONEE PONDS 3039	\$290,000	18/12/2023
3	14/556 Moreland Rd BRUNSWICK WEST 3055	\$280,000	13/08/2023

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:

13/02/2024 12:02









Property Type: Strata Unit/Flat Agent Comments

Chris Vitsent 9387 5888 0400 087 069 chrisvitsent@jelliscraig.com.au

Indicative Selling Price \$275,000 - \$300,000 Median Unit Price December quarter 2023: \$520,000

Comparable Properties





1/55 Buckley St MOONEE PONDS 3039 (REI/VG)



Price: \$295,000 Method: Private Sale Date: 12/10/2023 Rooms: 2 Property Type: Unit

4/43 Buckley St MOONEE PONDS 3039 (REI)

Agent Comments

Agent Comments



Price: \$290,000 Method: Private Sale Date: 18/12/2023 Property Type: Apartment



14/556 Moreland Rd BRUNSWICK WEST 3055 Agent Comments (REI/VG)



Price: \$280,000 Method: Private Sale Date: 13/08/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888



propertydata

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