

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$275,000 & \$300,000

### Median sale price

Median price \$520,000 Property Type Unit 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	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

## Comparable Properties



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

Agent Comments



**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



**Price:** \$290,000

**Method:** Private Sale

**Date:** 18/12/2023

**Property Type:** Apartment



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

Agent Comments



**Price:** \$280,000

**Method:** Private Sale

**Date:** 13/08/2023

**Property Type:** Apartment