

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

| |
|---|
| 25/508-510 Moreland Road, Brunswick West Vic 3055 |
|---|

Indicative selling price

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

Range between

| |
|-----------|
| \$445,000 |
|-----------|

 &

| |
|-----------|
| \$475,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$455,000 |
|-----------|

 Property Type

| |
|------|
| Unit |
|------|

 Suburb

| |
|----------------|
| Brunswick West |
|----------------|

Period - From

| |
|------------|
| 01/07/2022 |
|------------|

 to

| |
|------------|
| 30/06/2023 |
|------------|

 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 | 2/109 Melville Rd BRUNSWICK WEST 3055 | \$473,000 | 08/07/2023 |
| 2 | 6/536 Albion St BRUNSWICK WEST 3055 | \$450,000 | 13/04/2023 |
| 3 | 10/520 Moreland Rd BRUNSWICK WEST 3055 | \$450,000 | 07/03/2023 |

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:

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| 26/07/2023 20:12 |
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