

# 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

408 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)

Single price

\$1,200,000

### Median sale price

Median price

\$1,384,000

Property Type

House

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	362 Reynard St PASCOE VALE SOUTH 3044	\$1,170,000	06/03/2024
2	16 Jhonson St PASCOE VALE SOUTH 3044	\$1,090,000	11/11/2023
3	166a Gordon St COBURG 3058	\$1,062,000	16/12/2023

**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:

14/03/2024 12:37

408 Moreland Road, Brunswick West Vic 3055



Erhan Kalistu  
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**Indicative Selling Price**

\$1,200,000

**Median House Price**

December quarter 2023: \$1,384,000



3   1   1

**Property Type:** House (Res)

**Land Size:** 469 sqm approx

Agent Comments

## Comparable Properties



**362 Reynard St PASCOE VALE SOUTH 3044**   **Agent Comments**  
(REI)

3   1   1

**Price:** \$1,170,000

**Method:** Sold Before Auction

**Date:** 06/03/2024

**Property Type:** House

**Land Size:** 479 sqm approx



**16 Jhonson St PASCOE VALE SOUTH 3044**   **Agent Comments**  
(REI/VG)

3   1   2

**Price:** \$1,090,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 502 sqm approx



**166a Gordon St COBURG 3058** (REI/VG)   **Agent Comments**

3   1   1

**Price:** \$1,062,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 402 sqm approx

**Account - Jellis Craig Pascoe Vale | P: 03 9989 9575**



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