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

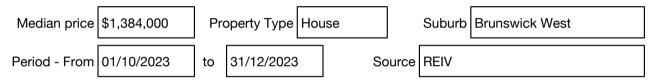
408 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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For the meaning	of thie	nrica caa	consumer.vic.gov.au	i/undorauotina
		price see	consumer.vic.gov.au	/ under guoting

Single price \$1,200,000

Median sale price



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





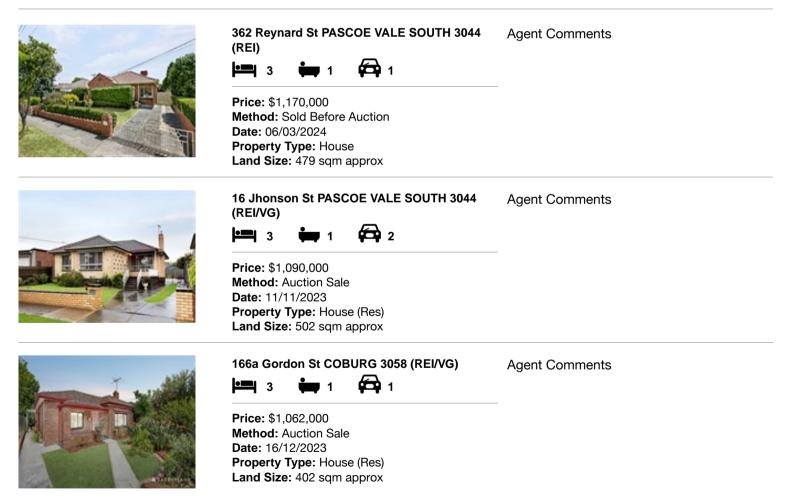




Property Type: House (Res) **Land Size:** 469 sqm approx Agent Comments Erhan Kalistu (03) 9989 9575 0406 062 280 ErhanKalistu@jelliscraig.com.au

Indicative Selling Price \$1,200,000 Median House Price December quarter 2023: \$1,384,000

Comparable Properties



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



propertydata

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