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 | 5/572 Moreland Road, Brunswick West Vic 3055 Including suburb and postcode

Indicative selling price

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

Range between \$1,100,000 \$1,200,000 &

Median sale price

Median price	\$1,300,000	Pro	perty Type	House		Suburb	Brunswick West
Period - From	14/03/2023	to	13/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	2/27 Brentwood Av PASCOE VALE SOUTH 3044	\$1,195,000	18/11/2023
2	38 Wheeler St PASCOE VALE SOUTH 3044	\$1,185,000	05/03/2024
3	201 Munro St COBURG 3058	\$1,150,000	02/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 16:29



Nelson Alexander

Carl Sacco 9388 0088 0404 468 258 csacco@nelsonalexander.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** 14/03/2023 - 13/03/2024: \$1,300,000





Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/27 Brentwood Av PASCOE VALE SOUTH 3044 (REI)

-- 3

Price: \$1,195,000 Method: Auction Sale Date: 18/11/2023 Property Type: House





38 Wheeler St PASCOE VALE SOUTH 3044

(REI)

Price: \$1,185,000 Method: Private Sale Date: 05/03/2024 Property Type: House Land Size: 336 sqm approx Agent Comments



201 Munro St COBURG 3058 (REI)

Price: \$1,150,000 Method: Auction Sale **Date:** 02/03/2024

Property Type: House (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155





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