

# 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 5/572 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,300,000 Property 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	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 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 16:29



**Rooms:** 7

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$1,195,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House



**38 Wheeler St PASCOE VALE SOUTH 3044  
(REI)**

Agent Comments



**Price:** \$1,185,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** House

**Land Size:** 336 sqm approx



**201 Munro St COBURG 3058 (REI)**

Agent Comments



**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)