# woodards 🚾

## 7/546 Moreland Road, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car Property Type: Unit Indicative Selling Price \$370,000- \$390,000 Median House Price March quarter 2024: \$469,500

## **Comparable Properties**



#### 14/44-46 Passfield Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car Price: \$375,000 Method: Private Sale Date: 22/04/2024 Property Type: Apartment Agent Comments: Superior location Updated No outdoor space Comparable property



#### 2/42 Passfield Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car Price: \$360,000 Method: Private Sale Date: 10/04/2024 Property Type: Unit Agent Comments: Superior location No outdoor space Updated Inferior property



#### 18/614 Moreland Road, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$360,000 Method: Private Sale Date: 05/12/2023 Property Type: Apartment Agent Comments: Comparable location Updated unit No balcony or outdoor space Inferior property

## Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

## **Property offered for sale**

 Address Including suburb or locality and postcode
 7/546 Moreland Road, Brunswick West Vic 3055

 Indicative selling price

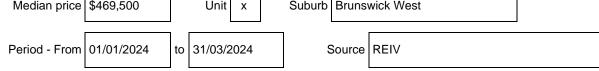
 For the meaning of this price see consumer.vic.gov.au/underquoting

 Range between
 \$370,000
 \$390,000

 Median sale price

 Median price
 \$469,500
 Unit

 X
 Suburb
 Brunswick West



### **Comparable property sales**

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
14/44-46 Passfield Street, BRUNSWICK WEST 3055	\$375,000	22/04/2024
2/42 Passfield Street, BRUNSWICK WEST 3055	\$360,000	10/04/2024
18/614 Moreland Road, BRUNSWICK WEST 3055	\$360,000	05/12/2023

This Statement of Information was prepared on:

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This guide must not be taken as legal advice.