

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

444-446 MORELAND ROAD, BRUNSWICK WEST, VIC 3055

Indicative selling price

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

Single Price: \$350,000

Median sale price

Median price

\$439,750

House

Unit

Suburb

BRUNSWICK WEST

Period

01 April 2017 to 31 March 2018

Source

 pricefinder

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
2/28 DALY ST, BRUNSWICK WEST, VIC 3055	*\$335,000	10/04/2018
12/16 PASSFIELD ST, BRUNSWICK WEST, VIC 3055	*\$330,000	18/03/2018
401/2 OLIVE YORK WAY, BRUNSWICK WEST, VIC 3055	*\$369,000	21/02/2018