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	106/446 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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

Range between $310,000 & $340,000

Median sale price

Median price $482,500 Property Type Unit Suburb Brunswick West

Period - From 01/10/2023 to 30/09/2024 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	212/3 Duggan St BRUNSWICK WEST 3055	$340,000	21/10/2024
2	G12/3 Duggan St BRUNSWICK WEST 3055	$325,000	29/07/2024
3			

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: 24/12/2024 07:14

106/446 Moreland Road, Brunswick West Vic 3055

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$310,000 - $340,000
Median Unit Price
Year ending September 2024: $482,500

Comparable Properties

212/3 Duggan St BRUNSWICK WEST 3055 (REI)

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Agent Comments

Price: $340,000
Method:
Date: 21/10/2024
Property Type: Apartment

G12/3 Duggan St BRUNSWICK WEST 3055 (REI)

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Agent Comments

Price: $325,000
Method:
Date: 29/07/2024
Property Type: Apartment

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.

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