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	17/556 MORELAND ROAD BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$255,000	&	$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$502,500	Property type	Unit	Suburb	Brunswick West
Period-from	01 Jan 2023	to	31 Dec 2023	Source	Corelogic

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 6 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
14/556 MORELAND ROAD BRUNSWICK WEST VIC 3055	$280,000	13-Aug-23
4/43 BUCKLEY STREET MOONEE PONDS VIC 3039	$290,000	18-Dec-23
3/242 PASCOE VALE ROAD ESSENDON VIC 3040	$265,000	30-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 22 January 2024

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14/556 MORELAND ROAD BRUNSWICK WEST VIC 3055

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Sold Price **$280,000** Sold Date **13-Aug-23**

Distance **0km**



4/43 BUCKLEY STREET MOONEE PONDS VIC 3039

1 1 -

Sold Price RS **$290,000** UN Sold Date **18-Dec-23**

Distance **0.99km**



3/242 PASCOE VALE ROAD ESSENDON VIC 3040

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Sold Price **$265,000** Sold Date **30-Oct-23**

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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