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<br>Including suburb and postcode | 20/614 Moreland Road, Brunswick Vic 3056 |

## Indicative selling price

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

Range between $270,000 & $290,000

## Median sale price

Median price $560,000 Property Type Unit Suburb Brunswick

Period - From 10/05/2023 to 09/05/2024 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 | 7/31 Raleigh St ESSENDON 3040 | $285,000 | 22/01/2024 |
| 2 | 3/15 Shaftesbury St ESSENDON 3040 | $262,000 | 26/03/2024 |
| 3 | 17/556 Moreland Rd BRUNSWICK WEST 3055 | $260,000 | 01/02/2024 |

**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: 10/05/2024 15:08

# 20/614 Moreland Road, Brunswick Vic 3056



- -

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$270,000 - $290,000
**Median Unit Price**
10/05/2023 - 09/05/2024: $560,000

## Comparable Properties



**7/31 Raleigh St ESSENDON 3040 (REI/VG)**

1 1 1

**Price:** $285,000
**Method:** Private Sale
**Date:** 22/01/2024
**Property Type:** Unit

Agent Comments



**3/15 Shaftesbury St ESSENDON 3040 (REI)**

1 1 1

**Price:** $262,000
**Method:** Private Sale
**Date:** 26/03/2024
**Property Type:** Apartment

Agent Comments



**17/556 Moreland Rd BRUNSWICK WEST 3055 (REI/VG)**

1 1 1

**Price:** $260,000
**Method:** Private Sale
**Date:** 01/02/2024
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig | P: 03 9387 5888

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