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	15 Moule Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,300,000 Property Type House Suburb Brunswick West

Period - From 01/01/2023 to 31/12/2023 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	427 Albion St BRUNSWICK WEST 3055	$1,300,000	04/03/2024
2	30 Newman St BRUNSWICK WEST 3055	$1,250,000	06/03/2024
3	140 Gold St BRUNSWICK 3056	$1,237,000	03/02/2024

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.~~

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15 Moule Street, Brunswick West Vic 3055

Carmel Morganti
04386654145
carmelmorganti@jelliscraig.com.au



1 4

Property Type: 3
Land Size: 608 sqm approx

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending December 2023: $1,300,000

Agent Comments

Original neat double front family home on a large allotment of land.

Comparable Properties



427 Albion St BRUNSWICK WEST 3055 (REI)

4 1 4

Price: $1,300,000
Method: Private Sale
Date: 04/03/2024
Property Type: House (Res)

Agent Comments

Similar accommodation (one less bedroom) and specification, busier location, slightly smaller land



30 Newman St BRUNSWICK WEST 3055 (REI)

2 1 2

Price: $1,250,000
Method: Sold Before Auction
Date: 06/03/2024
Property Type: House (Res)

Agent Comments

Similar area, same suburb on similar land



140 Gold St BRUNSWICK 3056 (REI)

3 1 1

Price: $1,237,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)

Agent Comments

Similar brick accommodation on smaller land with less car spaces in the same suburb

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