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	7/578 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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

Range between $455,000 & $500,000

Median sale price

Median price $489,735 Property Type Unit Suburb Brunswick West

Period - From 01/07/2023 to 30/06/2024 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	6/28 McLean St BRUNSWICK WEST 3055	$548,000	01/08/2024
2	10/37 Grice Cr ESSENDON 3040	$457,500	01/07/2024
3	1/28 Irvine Cr BRUNSWICK WEST 3055	$540,000	29/05/2024

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: 09/09/2024 00:48

7/578 Moreland Road, Brunswick West Vic 3055

Jerome Feery
(03) 8378 0514
0438 733 803
jeromefeery@jelliscraig.com.au



2 1 1

Property Type: Villa

Agent Comments

Villa unit with courtyard.

Indicative Selling Price
$455,000 - $500,000
Median Unit Price
Year ending June 2024: $489,735

Comparable Properties



6/28 McLean St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $548,000
Method: Private Sale
Date: 01/08/2024
Property Type: Unit

Agent Comments

More advanced villa in superior location.



10/37 Grice Cr ESSENDON 3040 (REI/VG)

2 1 1

Price: $457,500
Method: Private Sale
Date: 01/07/2024
Property Type: Unit

Agent Comments

Smaller villa unit in a superior location.



1/28 Irvine Cr BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $540,000
Method: Sold Before Auction
Date: 29/05/2024
Property Type: Unit

Agent Comments

More advanced property in superior condition in a superior location.

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.