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	4/388 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	$770,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$541,250	Property type	Unit	Suburb	Brunswick West
Period-from	01 May 2024	to	30 Apr 2025	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
2/9 CUMMING STREET BRUNSWICK WEST VIC 3055	$900,000	26-Nov-24
4/9 CUMMING STREET BRUNSWICK WEST VIC 3055	$825,000	23-Dec-24
1/1 COHUNA STREET BRUNSWICK WEST VIC 3055	$785,000	06-Dec-24

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: 05 May 2025

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2/9 CUMMING STREET BRUNSWICK WEST VIC 3055

3 1 2

Sold Price **$900,000** Sold Date **26-Nov-24**

Distance **0.91km**

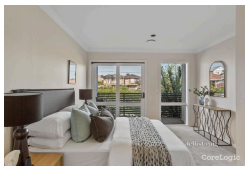


4/9 CUMMING STREET BRUNSWICK WEST VIC 3055

3 1 1

Sold Price **$825,000** Sold Date **23-Dec-24**

Distance **0.91km**



1/1 COHUNA STREET BRUNSWICK WEST VIC 3055

3 1 2

Sold Price **$785,000** Sold Date **06-Dec-24**

Distance **2.35km**

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

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