

# 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

254 Moreland Road, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,010,000

### Median sale price

Median price

\$1,265,000

Property Type

House

Suburb

Brunswick

Period - From

01/07/2022

to

30/09/2022

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	44 Blair St COBURG 3058	\$1,010,000	17/10/2022
2	12 Suffolk Av COBURG 3058	\$1,000,000	10/10/2022
3	67 Blair St COBURG 3058	\$1,000,000	23/07/2022

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:

07/11/2022 11:21



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,010,000

**Median House Price**

September quarter 2022: \$1,265,000

## Comparable Properties



**44 Blair St COBURG 3058 (REI)**

Agent Comments

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  2

**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 17/10/2022

**Property Type:** House



**12 Suffolk Av COBURG 3058 (REI)**

Agent Comments

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  1

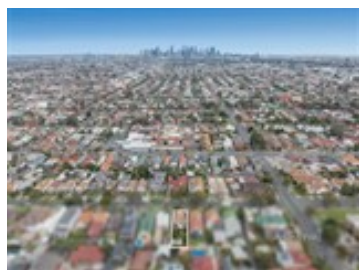
**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 10/10/2022

**Property Type:** House

**Land Size:** 400 sqm approx



**67 Blair St COBURG 3058 (REI/VG)**

Agent Comments

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  1

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 23/07/2022

**Property Type:** House (Res)

**Land Size:** 461 sqm approx

**Account** - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788