

## 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

2/185 MORELAND ROAD COBURG VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$789,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,625

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2021

to

30 Jun 2022

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

4/4 BLAIR STREET COBURG VIC 3058	\$700,000	06-May-22
1A LYGON STREET COBURG VIC 3058	\$865,000	05-May-22
125 MORELAND ROAD COBURG VIC 3058	\$722,000	18-Mar-22

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: 04 July 2022

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## 4/4 BLAIR STREET COBURG VIC 3058

2 1 1

Sold Price <sup>RS</sup> **\$700,000** Sold Date **06-May-22**

Distance **0.03km**

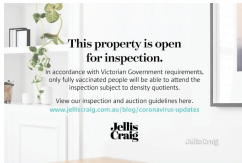


## 1A LYGON STREET COBURG VIC 3058

2 1 1

Sold Price <sup>RS</sup> **\$865,000** <sup>UN</sup> Sold Date **05-May-22**

Distance **0.76km**



## 125 MORELAND ROAD COBURG VIC 3058

2 1 1

Sold Price **\$722,000** Sold Date **18-Mar-22**

Distance **0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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