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

1/343 Moreland Road, Coburg Vic 3058

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$720,000		&		\$790,000			
Median sale p	rice							
Median price	\$700,000	Pro	operty Type	Unit			Suburb	Coburg
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	13 Carron St COBURG 3058	\$760,000	09/08/2021
2	1/44 Murray St BRUNSWICK WEST 3055	\$742,000	31/07/2021
3	2/2 Bellevue St COBURG 3058	\$740,000	10/07/2021

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:

22/11/2021 13:51









Rooms: 3 Property Type: Townhouse (Res) Land Size: 891 sqm approx Agent Comments

Indicative Selling Price \$720,000 - \$790,000 **Median Unit Price** Year ending September 2021: \$700,000

Comparable Properties



13 Carron St COBURG 3058 (VG)



Price: \$760,000 Method: Sale Date: 09/08/2021 Property Type: Flat/Unit/Apartment (Res)



1/44 Murray St BRUNSWICK WEST 3055 (REI/VG)

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Agent Comments

Agent Comments



2/2 Bellevue St COBURG 3058 (REI/VG)



Property Type: Townhouse (Res)

1 1

Agent Comments



Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173

1 2

Price: \$742,000 Method: Auction Sale Date: 31/07/2021





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