

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 consumer.vic.gov.au/underquoting

Range between \$720,000 & \$790,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Coburg

Period - From 01/10/2020 to 30/09/2021 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	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



2 1 1

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)

Agent Comments

2 - -

Price: \$760,000

Method: Sale

Date: 09/08/2021

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

2 1 2

Price: \$742,000

Method: Auction Sale

Date: 31/07/2021

Property Type: Townhouse (Res)



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

Agent Comments

2 2 1

Price: \$740,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Townhouse (Res)