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	404/4 Moonering Drive, Coburg Vic 3058					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$520,000		&	\$550,000			
Median sale price						
Median price \$659,0	00 F	Property Type Unit	S	Suburb		
Period - From 01/01/2	2022 to	31/03/2022	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	
1 602/4 Moonering Dr COBURG 3058				\$533,000	12/05/2022	
2						

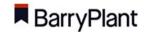
OR

3

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:	27/06/2022 11:15









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$520,000 - \$550,000 **Median Unit Price** March quarter 2022: \$659,000

Comparable Properties



602/4 Moonering Dr COBURG 3058 (REI)

Agent Comments

Price: \$533,000 Method: Private Sale Date: 12/05/2022

Property Type: Apartment

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.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



