

# 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

103/2 Moonering Drive, Coburg Vic 3058

### Indicative selling price

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

Single price

\$495,000

### Median sale price

Median price

\$606,250

Property Type

Unit

Suburb

Coburg

Period - From

01/04/2019

to

31/03/2020

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.

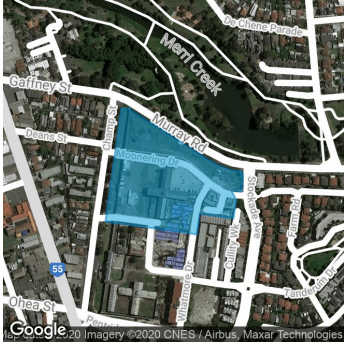
	Address of comparable property	Price	Date of sale
1	401/4 Moonering Dr COBURG 3058	\$525,000	02/06/2020
2	406/4 Moonering Dr COBURG 3058	\$520,000	17/02/2020
3	203/5 Wardens Wik COBURG 3058	\$485,000	07/02/2020

**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:

21/06/2020 20:48



**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$495,000

**Median Unit Price**

Year ending March 2020: \$606,250

## Comparable Properties



**401/4 Moonering Dr COBURG 3058 (REI)**

**Agent Comments**



**Price:** \$525,000

**Method:** Private Sale

**Date:** 02/06/2020

**Property Type:** Apartment



**406/4 Moonering Dr COBURG 3058 (REI/VG)**

**Agent Comments**



**Price:** \$520,000

**Method:** Private Sale

**Date:** 17/02/2020

**Property Type:** Unit

**Land Size:** 3000 sqm approx



**203/5 Wardens Wik COBURG 3058 (REI/VG)**

**Agent Comments**



**Price:** \$485,000

**Method:** Private Sale

**Date:** 07/02/2020

**Property Type:** Apartment