## 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

10/345 Moreland Road, Coburg Vic 3058

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$295,000		&		\$320,000			
Median sale pi	rice							
Median price	\$542,500	Pro	operty Type	Unit			Suburb	Coburg
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	109/3 Duggan St BRUNSWICK WEST 3055	\$315,000	20/02/2024
2	4/1 Ferriman St BRUNSWICK WEST 3055	\$305,000	19/12/2023
3	302/747 Sydney Rd BRUNSWICK 3056	\$298,000	22/12/2023

OR

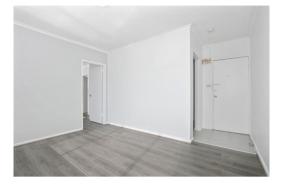
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/04/2024 14:04









Rooms: 2 Property Type: Apartment Agent Comments Yash Akpinar 03 9387 5888 0434 813 050 YashAkpinar@jelliscraig.com.au

> Indicative Selling Price \$295,000 - \$320,000 Median Unit Price March quarter 2024: \$542,500

# **Comparable Properties**





109/3 Duggan St BRUNSWICK WEST 3055 (REI)



Price: \$315,000 Method: Private Sale Date: 20/02/2024 Property Type: Apartment

4/1 Ferriman St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$305,000 Method: Private Sale Date: 19/12/2023 Property Type: Unit

302/747 Sydney Rd BRUNSWICK 3056 (REI/VG)



Price: \$298,000 Method: Private Sale Date: 22/12/2023 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9387 5888



propertydata

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Agent Comments

Agent Comments