

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$295,000 & \$320,000

### Median sale price

Median price \$542,500 Property Type Unit Suburb Coburg

Period - From 01/01/2024 to 31/03/2024 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	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

## Comparable Properties



**109/3 Duggan St BRUNSWICK WEST 3055 (REI)**

Agent Comments



**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)**

Agent Comments



**Price:** \$298,000

**Method:** Private Sale

**Date:** 22/12/2023

**Property Type:** Apartment