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

395 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 | \$1,300,000 | | & | | \$1,430,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,224,500 | Pro | operty Type | Hou | se | | 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 | 72 Rose St BRUNSWICK 3056 | \$1,425,000 | 30/01/2024 |
| 2 | 15 Cornwall St BRUNSWICK WEST 3055 | \$1,366,000 | 18/11/2023 |
| 3 | 31 Irvine Cr BRUNSWICK WEST 3055 | \$1,300,000 | 12/01/2024 |

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:

23/04/2024 20:20









Property Type: House **Land Size:** 535 sqm approx Agent Comments Liam Carrington 03 8415 6100 0466 896 626 liamcarrington@jelliscraig.com.au

> Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price March quarter 2024: \$1,224,500

Comparable Properties



72 Rose St BRUNSWICK 3056 (REI)

Price: \$1,425,000 Method: Private Sale Date: 30/01/2024 Property Type: House Land Size: 502 sqm approx Agent Comments



15 Cornwall St BRUNSWICK WEST 3055 (REI/VG) Agent Comments



Price: \$1,366,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 558 sqm approx



31 Irvine Cr BRUNSWICK WEST 3055 (REI/VG) Agent Comments



Price: \$1,300,000 Method: Private Sale Date: 12/01/2024 Property Type: House Land Size: 574 sqm approx

Account - Jellis Craig | P: 03 8415 6100



propertydata

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