

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 consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,224,500 Property Type House 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	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



 3  1  2

Property Type: House
Land Size: 535 sqm approx
Agent Comments

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)

Agent Comments

 3  1  2

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



15 Cornwall St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 3  1  5

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**

 3  1  1

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