

# 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

125 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 \$700,000 & \$770,000

### Median sale price

Median price \$740,000 Property Type Unit Suburb Coburg

Period - From 01/07/2021 to 30/09/2021 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	4/11 Holmes St BRUNSWICK EAST 3057	\$790,000	17/07/2021
2	13 Carron St COBURG 3058	\$760,000	09/08/2021
3	2/38 Richards St COBURG 3058	\$715,000	09/11/2021

**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:

22/11/2021 13:22



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 92 sqm approx

Agent Comments

## Comparable Properties



**4/11 Holmes St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments



**Price:** \$790,000

**Method:** Sold Before Auction

**Date:** 17/07/2021

**Property Type:** Townhouse (Res)



**13 Carron St COBURG 3058 (VG)**

Agent Comments



**Price:** \$760,000

**Method:** Sale

**Date:** 09/08/2021

**Property Type:** Flat/Unit/Apartment (Res)



**2/38 Richards St COBURG 3058 (REI)**

Agent Comments



**Price:** \$715,000

**Method:** Sold Before Auction

**Date:** 09/11/2021

**Property Type:** Townhouse (Res)