8 Parklane Mews, Coburg Vic 3058

3 Bed 1 Bath 1 Car
Rooms: 5
Property Type: Strata Unit/Flat
Land Size: 145 sqm approx
Indicative Selling Price
$800,000 - $850,000
Median House Price
23/11/2022 - 22/11/2023: $700,000

Comparable Properties

60 Camera Walk, Coburg North 3058(REI/VG)

3 Bed 2 Bath 2 Car
Price: $855,000
Method: Sold Before Auction
Date: 12/09/2023
Property Type: Townhouse (Res)
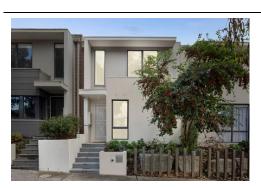**Agent Comments:** Comparable size Newer property Inferior location Comparable property

1a Convent Court, Coburg North 3058 (REI)

3 Bed 2 Bath 2 Car
Price: $855,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Townhouse (Res)
Agent Comments: Comparable size & location Updated Comparable property

20 Snapshot Drive, Coburg North 3058 (REI/VG)

3 Bed 2 Bath 2 Car
Price: $848,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Townhouse(Res)
Land Size: 150 sqm approx
Agent Comments: Comparable size Newer property Inferior location Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

8 Parklane Mews, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $800,000 | & | $850,000

Median sale price

Median price | $700,000 | Townhouse | x | Suburb | Coburg

Period - From | 01/07/2023 | to | 30/09/2023 | Source | REIV

Comparable property sales

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
60 Camera Walk, COBURG NORTH 3058	$855,000	12/09/2023
1a Convent Court, COBURG NORTH 3058	$855,000	18/11/2023
20 Snapshot Drive, COBURG NORTH 3058	$848,000	03/06/2023

This Statement of Information was prepared on: | 23/11/2023 12:05