

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

47A Queen Street, Coburg Vic 3058

Indicative selling price

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

Range between \$795,000 & \$870,000

Median sale price

Median price \$750,000 Property Type Townhouse Suburb Coburg

Period - From 27/06/2021 to 26/06/2022 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	1/136 Munro St COBURG 3058	\$870,000	25/03/2022
2	14 Cleve Rd PASCOE VALE SOUTH 3044	\$845,000	28/05/2022
3	443 Bell St PASCOE VALE SOUTH 3044	\$805,000	28/04/2022

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:

27/06/2022 13:57



Property Type: House (Previously Occupied - Detached)

Land Size: 156 sqm approx

Agent Comments

Comparable Properties



1/136 Munro St COBURG 3058 (REI/VG)

Agent Comments



Price: \$870,000

Method: Sold Before Auction

Date: 25/03/2022

Property Type: House

Land Size: 270 sqm approx



14 Cleve Rd PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$845,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)



443 Bell St PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments



Price: \$805,000

Method: Private Sale

Date: 28/04/2022

Property Type: House

Land Size: 484 sqm approx