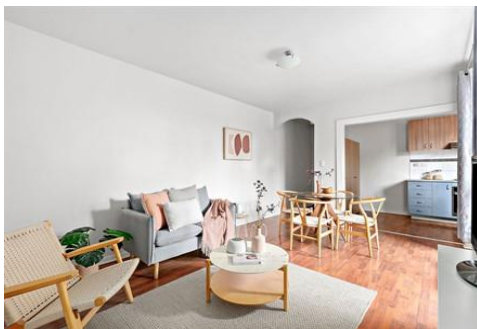


3/23 Baxter Street, Coburg Vic 3058



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$470,000 - \$510,000
Median House Price
 Year ending March 2024: \$579,500

Comparable Properties



1/12 Hudson Street, Coburg 3058 (REI)

2 Bed 1 Bath 1 Car
Price: \$535,000
Method: Private Sale
Date: 03/04/2024
Property Type: Apartment
Agent Comments: Two bedroom ground floor apartment with comparable accommodation. Superior block of only 6.



12/15 De Carle Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$485,000
Method: Private Sale
Date: 22/03/2024
Property Type: Unit
Agent Comments: Two bedroom apartment with comparable accommodation. Block of 12



10/17 Sturrock Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$475,000
Method: Private Sale
Date: 19/02/2024
Property Type: Apartment
Agent Comments: Two bedroom apartment with comparable accommodation. Block of 10

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

3/23 Baxter Street, Coburg Vic 3058

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$579,500 Unit x Suburb Coburg

Period - From 01/04/2023 to 31/03/2024 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
1/12 Hudson Street, COBURG 3058	\$535,000	03/04/2024
12/15 De Carle Street, BRUNSWICK 3056	\$485,000	22/03/2024
10/17 Sturrock Street, BRUNSWICK 3056	\$475,000	19/02/2024

This Statement of Information was prepared on:

25/06/2024 21:56