

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

40 Belgrave Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,175,000

Property Type House

Suburb Coburg

Period - From 01/10/2020

to 31/12/2020

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	7 Portland St COBURG 3058	\$1,300,000	27/02/2021
2	22 Edna Gr COBURG 3058	\$1,272,000	27/03/2021
3	42 Hawthorn St COBURG 3058	\$1,230,000	15/02/2021

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:

03/04/2021 15:53

40 Belgrave Street, Coburg Vic 3058



Peter Leahy
9350 5588
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peter@peterleahy.com.au



3 2 3

Property Type: House
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2020: \$1,175,000

Comparable Properties



7 Portland St COBURG 3058 (REI)

Agent Comments

3 1 1

Price: \$1,300,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)



22 Edna Gr COBURG 3058 (REI)

Agent Comments

3 1 4

Price: \$1,272,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 610 sqm approx



42 Hawthorn St COBURG 3058 (REI)

Agent Comments

3 2 -

Price: \$1,230,000
Method: Private Sale
Date: 15/02/2021
Property Type: House

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.