

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

34 Alice Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$1,660,000

Median sale price

Median price

\$1,410,000

Property Type

House

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	15 Fontaine St PASCOE VALE SOUTH 3044	\$1,680,000	15/05/2021
2	28 Loch St COBURG 3058	\$1,645,000	15/05/2021
3	9 Waverley Pde PASCOE VALE SOUTH 3044	\$1,608,000	16/10/2021

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:

25/10/2021 14:55

34 Alice Street, Coburg Vic 3058

**Jellis
Craig**

Dylan Francis

93875888

0421 023 832

dylanfrancis@jellisrcraig.com.au

Indicative Selling Price

\$1,660,000

Median House Price

September quarter 2021: \$1,410,000



 4  1  1

Rooms: 5

Property Type: House (Res)

Land Size: 416 sqm approx

Agent Comments

Comparable Properties



15 Fontaine St PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,680,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 579 sqm approx

28 Loch St COBURG 3058 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,645,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 548 sqm approx



9 Waverley Pde PASCOE VALE SOUTH 3044 (REI)

Agent Comments

 3  1  2

Price: \$1,608,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House

Land Size: 550.42 sqm approx

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919



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