



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
08/03/2023 - 07/03/2024: \$1,180,750

Comparable Properties



9 Lever St COBURG 3058 (REI)

Agent Comments



Price: \$1,150,000
Method: Sold Before Auction
Date: 09/02/2024
Property Type: House (Res)



201 Munro St COBURG 3058 (REI)

Agent Comments



Price: \$1,150,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)



32 McMahon's Rd COBURG NORTH 3058 (REI)

Agent Comments



Price: \$1,067,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 523 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



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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	22a Alice Street, Coburg Vic 3058
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Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,180,750	Property Type	House	Suburb	Coburg
Period - From	08/03/2023	to	07/03/2024	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	9 Lever St COBURG 3058	\$1,150,000	09/02/2024
2	201 Munro St COBURG 3058	\$1,150,000	02/03/2024
3	32 McMahons Rd COBURG NORTH 3058	\$1,067,000	24/02/2024

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:	08/03/2024 16:49
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