

# 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

5 Montifore Street, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,248,000

Property Type

House

Suburb

Coburg

Period - From

01/10/2020

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	92 Newlands Rd COBURG NORTH 3058	\$1,240,000	02/10/2021
2	107 Shamrock St BRUNSWICK WEST 3055	\$1,200,000	27/11/2021
3	25 Cameron St COBURG 3058	\$1,161,500	02/12/2021

**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:

17/01/2022 10:40



**Property Type:** House  
**Land Size:** 648 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 Year ending September 2021: \$1,248,000

## Comparable Properties



**92 Newlands Rd COBURG NORTH 3058 (REI/VG)**

**Agent Comments**



**Price:** \$1,240,000  
**Method:** Auction Sale  
**Date:** 02/10/2021  
**Property Type:** House (Res)  
**Land Size:** 563 sqm approx



**107 Shamrock St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**



**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 27/11/2021  
**Property Type:** House (Res)

**25 Cameron St COBURG 3058 (VG)**

**Agent Comments**



**Price:** \$1,161,500  
**Method:** Sale  
**Date:** 02/12/2021  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx