

5/48 - 52 Sydney Road, Coburg Vic 3058



2 Bed 1 Bath 1 Car
Rooms: 4
Property Type: Unit
Indicative Selling Price
 \$460,000 - \$480,000
Median House Price
 Year ending September 2023:
 \$600,000

Comparable Properties



5/50-66 Reynard Street, Coburg 3058 (REI)

2 Bed 1 Bath 1 Car
Price: \$494,000
Method: Private Sale
Date: 15/09/2023
Property Type: Apartment
Land Size: 65 sqm approx
Agent Comments: Older refurbished apartment.



505/343 Sydney Road, Brunswick 3056 (VG)

2 Bed 1 Bath 1 Car
Price: \$475,000
Method: Sale
Date: 29/08/2023
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Contemporary apartment of comparable size



409/756 Sydney Road, Brunswick 3056 (REI)

2 Bed 1 Bath 1 Car
Price: \$475,000
Method: Private Sale
Date: 17/08/2023
Property Type: Apartment
Agent Comments: Contemporary apartment of comparable size

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

5/48 - 52 Sydney Road, Coburg Vic 3058

Indicative selling price

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

Range between \$460,000 & \$480,000

Median sale price

Median price \$600,000 Unit x Suburb Coburg

Period - From 01/10/2022 to 30/09/2023 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
5/50-66 Reynard Street, COBURG 3058	\$494,000	15/09/2023
505/343 Sydney Road, BRUNSWICK 3056	\$475,000	29/08/2023
409/756 Sydney Road, BRUNSWICK 3056	\$475,000	17/08/2023

This Statement of Information was prepared on:

11/01/2024 09:16