

## 129 Moore Street, Coburg, VIC 3058



**3 Bed 1 Bath - Car**

**Property Type:** House

**Indicative Selling Price**

\$859,000

**Median House Price**

12/08/2023 - 11/08/2024: \$726,500

## Comparable Properties



**19 Berry Street, Coburg 3058 (REI/VG)**

**3 Bed 1 Bath - Car**

**Price:** \$860,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** Unit

**Land Size:** 220 sqm approx

**Agent Comments:** Larger land size, inferior no car space, inferior condition



**137 Moore Street, Coburg 3058 (REI/VG)**

**3 Bed 1 Bath 1 Car**

**Price:** \$895,000

**Method:** Sold Before Auction

**Date:** 18/04/2024

**Property Type:** House

**Agent Comments:** Same development, comparable property, superior presentation



**11 The Avenue, Coburg 3058 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$835,000

**Method:** Private Sale

**Date:** 23/02/2024

**Property Type:** House

**Agent Comments:** Inferior 2 beds, inferior condition requires full renovation

## 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

129 Moore 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)

Single price

\$859,000

#### Median sale price

Median price

\$726,500

Townhouse

x

Suburb

Coburg

Period - From

12/08/2023

to

11/08/2024

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
19 Berry Street, Coburg 3058	\$860,000	27/04/2024
137 Moore Street, Coburg 3058	\$895,000	18/04/2024
11 The Avenue, Coburg 3058	\$835,000	23/02/2024

This Statement of Information was prepared on:

12/08/2024 10:29