

8/48-50 Sydney Road, Coburg Vic 3058



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$530,000

Median House Price

Year ending December 2024:

\$604,000

Comparable Properties



2/48-50 Sydney Road, Coburg 3058 (REI)

2 Bed 1 Bath 1 Car

Price: \$508,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Apartment

Agent Comments: Comparable two bedroom apartment, in the same complex.



C105/460 Victoria Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$504,000

Method: Sold Before Auction

Date: 02/11/2024

Property Type: Apartment

Agent Comments: Comparable two bedroom apartment, inferior presentation



1/48-52 Sydney Road, Coburg 3058 (REI)

2 Bed 1 Bath 1 Car

Price: \$520,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Apartment

Agent Comments: Comparable two bedroom apartment located in the same building

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

8/48-50 Sydney Road, Coburg Vic 3058

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$604

Unit

x

Suburb

Coburg

Period - From

01/01/2024

to

31/12/2024

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
2/48-50 Sydney Road, COBURG 3058	\$508,000	09/11/2024
C105/460 Victoria Street, BRUNSWICK 3056	\$504,000	02/11/2024
1/48-52 Sydney Road, COBURG 3058	\$520,000	21/09/2024

This Statement of Information was prepared on:

21/02/2025 14:41