

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

8/40 Hudson Street, Coburg Vic 3058

Indicative selling price

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

Range between \$685,000 & \$750,000

Median sale price

Median price \$675,500 Property Type Unit Suburb Coburg

Period - From 01/10/2021 to 30/09/2022 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	2/185 Moreland Rd COBURG 3058	\$765,000	26/07/2022
2	1b Bruce St COBURG 3058	\$745,000	24/06/2022
3	3/3 Donald St BRUNSWICK 3056	\$725,000	06/06/2022

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:

21/11/2022 17:07

8/40 Hudson Street, Coburg Vic 3058

Lisa Roberts

03 9347 1170

0413 265 362

lisa.roberts@belleproperty.com

Indicative Selling Price

\$685,000 - \$750,000

Median Unit Price

Year ending September 2022: \$675,500



3 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/185 Moreland Rd COBURG 3058 (REI/VG)

Agent Comments

3 1 1

Price: \$765,000

Method: Private Sale

Date: 26/07/2022

Property Type: Townhouse (Single)

1b Bruce St COBURG 3058 (REI/VG)

Agent Comments

3 1 1

Price: \$745,000

Method: Private Sale

Date: 24/06/2022

Property Type: Townhouse (Res)

Land Size: 200 sqm approx



3/3 Donald St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 2 3

Price: \$725,000

Method: Private Sale

Date: 06/06/2022

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 100 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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