

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

75A Munro Street, Coburg Vic 3058

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Coburg

Period - From 01/04/2021 to 30/06/2021 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	1/1 Ray St PASCOE VALE 3044	\$1,000,000	28/04/2021
2	20a Clifton Gr COBURG 3058	\$1,000,000	29/05/2021
3	1/80 Tinning St BRUNSWICK 3056	\$997,000	14/04/2021

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:

07/08/2021 15:44

75A Munro Street, Coburg Vic 3058

**Jellis
Craig**

Dylan Francis

93875888

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

June quarter 2021: \$1,300,000



 3  1  2

Property Type:

Agent Comments

Comparable Properties



1/1 Ray St PASCOE VALE 3044 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,000,000

Method: Sold Before Auction

Date: 28/04/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 245 sqm approx



20a Clifton Gr COBURG 3058 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000

Method: Auction Sale

Date: 29/05/2021

Property Type: Townhouse (Res)

Land Size: 150 sqm approx



1/80 Tinning St BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  2  1

Price: \$997,000

Method: Auction Sale

Date: 14/04/2021

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919



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