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

38 Nelson Street, Coburg Vic 3058

Indicative selling price

For the meaning	of this price see	cons	umer.vic.gc	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$850,000			
Median sale p	ice							
Median price	\$1,175,000	Pro	perty Type	Hou	se		Suburb	Coburg
Period - From	01/10/2020	to	31/12/2020		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	12 Cash St COBURG 3058	\$890,000	24/12/2020
2	153 Urquhart St COBURG 3058	\$882,500	21/11/2020
3	17 Montifore St COBURG 3058	\$835,000	02/02/2021

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:

22/02/2021 13:36









Rooms: 4 Property Type: Townhouse Agent Comments Peter Leahy 9350 5588 0402 10 11 12 peter@peterleahy.com.au

Indicative Selling Price \$800,000 - \$850,000 Median House Price December quarter 2020: \$1,175,000

Comparable Properties



12 Cash St COBURG 3058 (REI/VG)



Price: \$890,000 Method: Private Sale Date: 24/12/2020 Property Type: Townhouse (Single) Land Size: 192 sqm approx

153 Urquhart St COBURG 3058 (REI/VG)

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Agent Comments

Agent Comments



Price: \$882,500 Method: Auction Sale Date: 21/11/2020 Property Type: Townhouse (Res) Land Size: 176 sqm approx

2

3



17 Montifore St COBURG 3058 (REI)



Agent Comments

Price: \$835,000 Method: Sold Before Auction Date: 02/02/2021 Property Type: Townhouse (Res)

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.