

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 consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$1,175,000

Property Type

House

Suburb

Coburg

Period - From

01/10/2020

to

31/12/2020

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	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

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



3 2 1

Rooms: 4
Property Type: Townhouse
Agent Comments

Comparable Properties



12 Cash St COBURG 3058 (REI/VG)

Agent Comments

3 2 -

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)

Agent Comments

3 2 2

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



17 Montifore St COBURG 3058 (REI)

Agent Comments

3 1 1

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