

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

15 Gaffney Street, Coburg Vic 3058

Indicative selling price

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

Range between \$875,000

&

\$950,000

Median sale price

Median price \$1,145,000

Property Type House

Suburb Coburg

Period - From 01/04/2023

to

30/06/2023

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	13 Ida St COBURG NORTH 3058	\$1,020,000	15/07/2023
2	179a Bell St COBURG 3058	\$896,500	08/07/2023
3	2 Williams Rd COBURG NORTH 3058	\$810,000	11/02/2023

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:

07/08/2023 15:17



 3  1  1

Property Type: House (Res)

Land Size: 584 sqm approx

Agent Comments

Indicative Selling Price

\$875,000 - \$950,000

Median House Price

June quarter 2023: \$1,145,000

Comparable Properties



13 Ida St COBURG NORTH 3058 (REI)

Agent Comments

 3  1  3

Price: \$1,020,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House

Land Size: 545 sqm approx



179a Bell St COBURG 3058 (REI)

Agent Comments

 3  1  2

Price: \$896,500

Method: Auction Sale

Date: 08/07/2023

Property Type: House (Res)



2 Williams Rd COBURG NORTH 3058 (REI/VG) **Agent Comments**

 3  2  2

Price: \$810,000

Method: Private Sale

Date: 11/02/2023

Property Type: House

Land Size: 470 sqm approx