

1/5 Industry Lane, Coburg Vic 3058



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$649,000

Median House Price

Year ending March 2024: \$579,500

Comparable Properties



8/170 Gordon Street, Coburg 3058 (REI)

2 Bed 1 Bath - Car

Price: \$670,000

Method: Private Sale

Date: 26/03/2024

Property Type: Unit

Agent Comments: Older style two bed unit, inferior finishes. Larger land size



4/22 Balloan Street, Coburg 3058 (REI)

2 Bed 1 Bath 1 Car

Price: \$646,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Unit

Agent Comments: Older style two bedroom unit with some updates throughout.



5/1 Industry Lane, Coburg 3058 (REI)

2 Bed 1 Bath 1 Car

Price: \$630,000

Method: Private Sale

Date: 05/02/2024

Property Type: Townhouse (Single)

Agent Comments: Located in Industry Lane, comparable two level townhouse.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

1/5 Industry Lane, Coburg Vic 3058

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$579,500

Unit

x

Suburb

Coburg

Period - From

01/04/2023

to

31/03/2024

Source

REIV

Comparable property sales

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
8/170 Gordon Street, COBURG 3058	\$670,000	26/03/2024
4/22 Balloan Street, COBURG 3058	\$646,000	24/02/2024
5/1 Industry Lane, COBURG 3058	\$630,000	05/04/2024

This Statement of Information was prepared on:

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