

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

61 QUEEN STREET COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,247,500

Property type

House

Suburb

Coburg

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

6 SHACKELL STREET COBURG VIC 3058	\$910,000	19-May-24
31 QUEEN STREET COBURG VIC 3058	\$981,500	12-Apr-24
91 OHEA STREET COBURG VIC 3058	\$985,000	26-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 September 2024



6 SHACKELL STREET COBURG VIC 3058

Sold Price

\$910,000

Sold Date

19-May-24

2

1

1

Distance

0.71km



31 QUEEN STREET COBURG VIC 3058

Sold Price

\$981,500

Sold Date

12-Apr-24

2

1

1

Distance

0.24km



91 OHEA STREET COBURG VIC 3058

Sold Price

\$985,000

Sold Date

26-Apr-24

2

1

1

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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