

33 Rodda Street, Coburg Vic 3058



4 Bed 1 Bath 1 Car

Property Type: House (Previously Occupied – Detached)

Land Size: 301 sqm approx

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2022: \$1,310,000

Comparable Properties



9a Grampian Street, Preston 3072 (REI)

2 Bed 1 Bath 3 Car

Price: \$1,070,000

Method: Private Sale

Date: 26/09/2022

Property Type: House

Agent Comments: Superior land inferior accommodation



67 Blair Street, Coburg 3058 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,000,000

Method: Auction Sale

Date: 23/07/2022

Property Type: House (Res)

Land Size: 461 sqm approx

Agent Comments: Superior land, inferior accommodation and location



12 Suffolk Avenue, Coburg 3058 (REI)

4 Bed 1 Bath 2 Car

Price: \$1,000,000

Method: Private Sale

Date: 27/09/2022

Property Type: House

Land Size: 390 sqm approx

Agent Comments: Superior land size similar condition inferior fade

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

33 Rodda Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,310,000 House x Suburb Coburg

Period - From 01/07/2021 to 30/01/2022 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
9a Grampian Street, PRESTON 3072	\$1,070,000	26/09/2022
67 Blair Street, COBURG 3058	\$1,000,000	23/07/2022
12 Suffolk Avenue, COBURG 3058	\$1,000,000	27/09/2022

This Statement of Information was prepared on:

10/10/2022 10:46