

# 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

2a Francis Street, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$920,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Coburg

Period - From 01/07/2020 to 30/06/2021 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	70 Murray St COBURG 3058	\$1,025,000	17/07/2021
2	33 Railway Pl COBURG 3058	\$916,000	24/07/2021
3	16 Brown St COBURG 3058	\$910,000	17/06/2021

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:

02/09/2021 15:13

Peter Leahy  
9350 5588  
0402 10 11 12  
peter@peterleahy.com.au

**Indicative Selling Price**  
\$880,000 - \$920,000  
**Median House Price**  
Year ending June 2021: \$1,200,000



2 1 1

**Rooms:** 3  
**Property Type:** House  
**Agent Comments**

## Comparable Properties



**70 Murray St COBURG 3058 (REI)**

**Agent Comments**

2 1 1

**Price:** \$1,025,000  
**Method:** Auction Sale  
**Date:** 17/07/2021  
**Property Type:** House  
**Land Size:** 220 sqm approx



**33 Railway Pl COBURG 3058 (REI)**

**Agent Comments**

2 1 1

**Price:** \$916,000  
**Method:** Auction Sale  
**Date:** 24/07/2021  
**Property Type:** House (Res)



**16 Brown St COBURG 3058 (REI)**

**Agent Comments**

2 1 -

**Price:** \$910,000  
**Method:** Sold Before Auction  
**Date:** 17/06/2021  
**Property Type:** House (Res)