

3 Haig Avenue, Coburg Vic 3058



4 Bed 2 Bath 2 Car

Property Type: House (Res)

Land Size: 691 sqm approx

Indicative Selling Price

\$1,725,000

Median House Price

Year ending March 2022:

\$1,336,250

Comparable Properties



27 Berry Street, Coburg 3058 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$1,730,000

Method: Sold Before Auction

Date: 25/02/2022

Property Type: House (Res)

Land Size: 444 sqm approx

Agent Comments: Similar accommodation on same land size



4 Third Avenue, Brunswick 3056 (REI)

4 Bed 2 Bath 2 Car

Price: \$1,700,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 476 sqm approx

Agent Comments: Slightly larger block, inferior house



57 Shaftsbury Street, Coburg 3058 (REI/VG)

4 Bed 3 Bath 2 Car

Price: \$1,700,000

Method: Sold Before Auction

Date: 08/02/2022

Property Type: House (Res)

Land Size: 281 sqm approx

Agent Comments: Renovated weatherboard with similar accommodation

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

3 Haig Avenue, Coburg Vic 3058

Indicative selling price

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

Single price

\$1,725,000

Median sale price

Median price

\$1,336,250

House

x

Suburb

Coburg

Period - From

01/04/2021

to

31/03/2022

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
27 Berry Street, COBURG 3058	\$1,730,000	25/02/2022
4 Third Avenue, BRUNSWICK 3056	\$1,700,000	14/05/2022
57 Shaftsbury Street, COBURG 3058	\$1,700,000	08/02/2022

This Statement of Information was prepared on:

13/07/2022 16:00