Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	158A Elizabeth Street, Coburg North Vic 3058
Including suburb and	
postcode	

Indicative selling price

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

Range between \$880,000 & \$930,000	Range between	\$880,000	&	\$930,000
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Median sale price

Median price	\$710,500	Pro	perty Type U	nit		Suburb	Coburg North
Period - From	01/01/2023	to	31/03/2023	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	10/33 Cramer St PRESTON 3072	\$901,000	08/04/2023
2	4/9 Furzer St PRESTON 3072	\$900,000	06/12/2022
3			

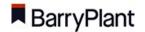
OR

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:	21/04/2023 14:19



Date of sale







Indicative Selling Price \$880,000 - \$930,000 **Median Unit Price** March quarter 2023: \$710,500

Comparable Properties



10/33 Cramer St PRESTON 3072 (REI)





Price: \$901,000

Method: Sold Before Auction

Date: 08/04/2023

Property Type: Townhouse (Res)

Agent Comments

4/9 Furzer St PRESTON 3072 (VG)

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Method: Sale Date: 06/12/2022

Price: \$900,000

Property Type: Townhouse (Conjoined)

Agent Comments

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. These two results are the most comparable in the last 6 months.

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