

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

158A Elizabeth Street, Coburg North Vic 3058

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price

\$710,500

Property Type

Unit

Suburb

Coburg North

Period - From

01/01/2023

to

31/03/2023

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 | 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



Property Type:
Agent Comments

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

Comparable Properties



10/33 Cramer St PRESTON 3072 (REI)

Agent Comments



Price: \$901,000
Method: Sold Before Auction
Date: 08/04/2023
Property Type: Townhouse (Res)

4/9 Furzer St PRESTON 3072 (VG)

Agent Comments



Price: \$900,000
Method: Sale
Date: 06/12/2022
Property Type: Townhouse (Conjoined)

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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