

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

30 Higinbotham 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 \$980,000 & \$1,040,000

### Median sale price

Median price \$1,185,000 Property Type House Suburb Coburg

Period - From 09/05/2022 to 08/05/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	17 Holroyd St COBURG 3058	\$1,077,000	24/03/2023
2	22 Liverpool St COBURG 3058	\$1,020,000	11/03/2023
3	92 Victoria St COBURG 3058	\$985,000	02/05/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

09/05/2023 11:36



2 1 1

**Property Type:** House

**Land Size:** 380 sqm approx

**Agent Comments**

2 bedroom plus study home.

## Comparable Properties



**17 Holroyd St COBURG 3058 (REI)**

**Agent Comments**

2 1 3

**Price:** \$1,077,000

**Method:** Private Sale

**Date:** 24/03/2023

**Property Type:** House

**Land Size:** 376 sqm approx



**22 Liverpool St COBURG 3058 (REI)**

**Agent Comments**

2 1 2

**Price:** \$1,020,000

**Method:** Sold Before Auction

**Date:** 11/03/2023

**Property Type:** House (Res)

**Land Size:** 431 sqm approx



**92 Victoria St COBURG 3058 (REI)**

**Agent Comments**

2 1 1

**Price:** \$985,000

**Method:** Sold Before Auction

**Date:** 02/05/2023

**Property Type:** House