

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

34 Governors Road, Coburg Vic 3058

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,217,500

Property Type House

Suburb Coburg

Period - From 01/04/2022

to

30/06/2022

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	147 Ohea St COBURG 3058	\$1,425,000	04/06/2022
2	3 Governors Rd COBURG 3058	\$1,407,000	25/03/2022
3	22 Governors Rd COBURG 3058	\$1,290,000	06/07/2022

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:

21/07/2022 08:56



Property Type: House (Previously Occupied - Detached)

Land Size: 458 sqm approx

Agent Comments

Comparable Properties



147 Ohea St COBURG 3058 (REI)

Agent Comments



Price: \$1,425,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)



3 Governors Rd COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,407,000

Method: Private Sale

Date: 25/03/2022

Property Type: House

Land Size: 384 sqm approx



22 Governors Rd COBURG 3058 (REI)

Agent Comments



Price: \$1,290,000

Method: Private Sale

Date: 06/07/2022

Property Type: House