

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

117a The Avenue, Coburg Vic 3058

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,175,000

Property Type House

Suburb Coburg

Period - From 01/10/2020

to 31/12/2020

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	203 Munro St COBURG 3058	\$1,230,000	19/12/2020
2	10A Jersey St COBURG 3058	\$1,225,000	19/12/2020
3	7B Gladstone St COBURG 3058	\$1,115,000	25/01/2021

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:

02/03/2021 10:38

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Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2020: \$1,175,000



4 3 2

Rooms: 5
Property Type: Townhouse
Agent Comments

Comparable Properties



203 Munro St COBURG 3058 (REI)

Agent Comments

4 4 1

Price: \$1,230,000
Method: Private Sale
Date: 19/12/2020
Property Type: House (Res)



10A Jersey St COBURG 3058 (REI)

Agent Comments

4 3 1

Price: \$1,225,000
Method: Auction Sale
Date: 19/12/2020
Property Type: House (Res)



7B Gladstone St COBURG 3058 (REI)

Agent Comments

3 3 2

Price: \$1,115,000
Method: Private Sale
Date: 25/01/2021
Property Type: Townhouse (Single)