

# 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

57A Shaftsbury 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)

Single price

\$1,630,000

### Median sale price

Median price

\$1,357,000

Property Type

House

Suburb

Coburg

Period - From

01/10/2021

to

31/12/2021

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	57 Shaftsbury St COBURG 3058	\$1,700,000	08/02/2022
2	7 Liverpool St COBURG 3058	\$1,681,000	18/12/2021
3	34 Alice St COBURG 3058	\$1,660,000	26/10/2021

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:

14/02/2022 15:31

57A Shaftsbury Street, Coburg Vic 3058



Dylan Francis  
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**Indicative Selling Price**

\$1,630,000

**Median House Price**

December quarter 2021: \$1,357,000



4 3 2

**Property Type:**

Agent Comments

## Comparable Properties



**57 Shaftsbury St COBURG 3058 (REI)**

Agent Comments

4 3 2

**Price:** \$1,700,000

**Method:** Sold Before Auction

**Date:** 08/02/2022

**Property Type:** House



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

Agent Comments

4 2 2

**Price:** \$1,681,000

**Method:** Auction Sale

**Date:** 18/12/2021

**Property Type:** House (Res)



**34 Alice St COBURG 3058 (REI/VG)**

Agent Comments

4 1 1

**Price:** \$1,660,000

**Method:** Private Sale

**Date:** 26/10/2021

**Property Type:** House

**Land Size:** 416 sqm approx

**Account** - Jellis Craig Inner North Pty Ltd | P: 03 9387 5888



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