

# 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

1/36 Moore 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 \$850,000

&

\$910,000

### Median sale price

Median price \$700,000

Property Type Townhouse

Suburb Coburg

Period - From 03/11/2022

to

02/11/2023

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 | 6 Beaumonde St COBURG 3058     | \$900,000 | 13/08/2023   |
| 2 | 3/47 Loch St COBURG 3058       | \$895,000 | 28/06/2023   |
| 3 | 4/260 Reynard St COBURG 3058   | \$850,000 | 08/07/2023   |

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:

03/11/2023 09:32

1/36 Moore Street, Coburg Vic 3058



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 3  1  2

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$910,000  
**Median Townhouse Price**  
03/11/2022 - 02/11/2023: \$700,000

## Comparable Properties



**6 Beaumonde St COBURG 3058 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 13/08/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 187 sqm approx



**3/47 Loch St COBURG 3058 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 28/06/2023  
**Property Type:** Townhouse (Single)



**4/260 Reynard St COBURG 3058 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 08/07/2023  
**Property Type:** Townhouse (Res)

**Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788**



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