

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

5/24 Richards Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$765,000

Property Type

Unit

Suburb

Coburg

Period - From

01/01/2021

to

31/03/2021

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	3/154 Reynard St COBURG 3058	\$576,000	28/10/2020
2	3/78 The Grove COBURG 3058	\$575,000	01/01/2021
3	8/3 Balloan St COBURG 3058	\$527,500	06/02/2021

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:

16/04/2021 10:39

5/24 Richards Street, Coburg Vic 3058



Peter Leahy
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Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
March quarter 2021: \$765,000



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Comparable Properties

3/154 Reynard St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$576,000
Method: Private Sale
Date: 28/10/2020
Property Type: Villa



3/78 The Grove COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$575,000
Method: Private Sale
Date: 01/01/2021
Property Type: Unit



8/3 Balloan St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$527,500
Method: Auction Sale
Date: 06/02/2021
Property Type: Unit

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.