

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

17 Molesworth Street, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,240,000

Property Type House

Suburb Coburg

Period - From 01/01/2022

to

31/12/2022

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	2 Molesworth St COBURG 3058	\$1,250,000	09/12/2022
2	4 Jamieson St COBURG 3058	\$1,200,000	25/02/2023
3	72 Ohea St COBURG 3058	\$1,184,000	03/12/2022

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/03/2023 10:39



 3   
  1   
  1

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 380 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 Year ending December 2022: \$1,240,000

## Comparable Properties



**2 Molesworth St COBURG 3058 (REI)**

Agent Comments

 3   
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  1

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 09/12/2022  
**Property Type:** House  
**Land Size:** 390 sqm approx



**4 Jamieson St COBURG 3058 (REI)**

Agent Comments

 3   
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  1

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 25/02/2023  
**Property Type:** House (Res)  
**Land Size:** 392 sqm approx



**72 Ohea St COBURG 3058 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,184,000  
**Method:** Auction Sale  
**Date:** 03/12/2022  
**Property Type:** House (Res)

**Account - Peter Markovic** | P: (03) 9419 5555 | F: (03) 9419 8017