

10 Kelson Street, Coburg Vic 3058



3 Bed 1 Bath - Car

Property Type: House

Land Size: 347 sqm approx

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

Year ending December 2021:

\$1,300,000

Comparable Properties



34 Harding Street, Coburg 3058 (REI)

4 Bed 1 Bath 2 Car

Price: \$1,095,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 469 sqm approx

Agent Comments: Unrenovated weatherboard home, superior land size.



21 Darlington Grove, Coburg 3058 (REI)

2 Bed 1 Bath 2 Car

Price: \$1,095,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 376 sqm approx

Agent Comments: Unrenovated weatherboard home with side drive, comparable land size.



50 Rose Street, Coburg 3058 (REI)

2 Bed 1 Bath 2 Car

Price: \$1,000,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)

Land Size: 395 sqm approx

Agent Comments: Unrenovated weatherboard home with side drive, comparable land size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

10 Kelson Street, Coburg Vic 3058

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,300,000 House x Suburb Coburg

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales

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
34 Harding Street, COBURG 3058	\$1,095,000	27/11/2021
21 Darlington Grove, COBURG 3058	\$1,095,000	30/10/2021
50 Rose Street, COBURG 3058	\$1,000,000	20/11/2021

This Statement of Information was prepared on:

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