

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

139 Gordon Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,248,000

Property Type House

Suburb Coburg

Period - From 01/10/2020

to

30/09/2021

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	1 Liverpool St COBURG 3058	\$1,100,000	27/11/2021
2	20 Ross St COBURG 3058	\$1,015,000	01/12/2021
3	50 Rose St COBURG 3058	\$1,000,000	20/11/2021

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:

20/01/2022 14:28

Peter Leahy
9350 5588
0402 10 11 12
peter@peterleahy.com.au

Indicative Selling Price
\$1,000,000 - \$1,100,000

Median House Price

Year ending September 2021: \$1,248,000



Property Type:
Agent Comments

Comparable Properties

1 Liverpool St COBURG 3058 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 493 sqm approx



20 Ross St COBURG 3058 (REI)

Agent Comments



Price: \$1,015,000
Method: Sold Before Auction
Date: 01/12/2021
Property Type: House (Res)



50 Rose St COBURG 3058 (REI)

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 395 sqm approx

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