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	2/36 Moore Street, Coburg Vic 3058
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,211,000	Pro	perty Type	House		Suburb	Coburg
Period - From	01/04/2022	to	31/03/2023		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

1	11 Carron St COBURG 3058	\$785,000	16/01/2023
2	2/149 Gaffney St COBURG 3058	\$750,000	17/04/2023
3	6/11 Methven St COBURG 3058	\$732,500	22/04/2023

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.

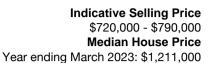
This Statement of Information was prepared on:	11/05/2023 13:56



Date of sale



David Rubinic 0419 009 932 drubinic@bigginscott.com.au







Property Type: Townhouse

(Single)

Agent Comments

Comparable Properties



11 Carron St COBURG 3058 (VG)

Price: \$785.000 Method: Sale Date: 16/01/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/149 Gaffney St COBURG 3058 (REI)



Agent Comments

Price: \$750,000

Method: Sold Before Auction

Date: 17/04/2023

Property Type: Townhouse (Res)



6/11 Methven St COBURG 3058 (REI)



Price: \$732,500 Method: Auction Sale Date: 22/04/2023

Property Type: Townhouse (Res)

Agent Comments

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



