

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

12 Champ Street, Coburg Vic 3058

Indicative selling price

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

Range between \$960,000

&

\$1,040,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Coburg

Period - From 01/01/2021

to 31/12/2021

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	20 Ross St COBURG 3058	\$1,015,000	01/12/2021
2	2a Francis St COBURG 3058	\$985,000	20/10/2021
3			

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:

31/01/2022 11:01

Peter Leahy
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Indicative Selling Price
\$960,000 - \$1,040,000

Median House Price
Year ending December 2021: \$1,300,000



2 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 280 sqm approx
Agent Comments

Comparable Properties



20 Ross St COBURG 3058 (REI)

Agent Comments

2 1 1

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



2a Francis St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$985,000
Method: Sold Before Auction
Date: 20/10/2021
Property Type: House (Res)
Land Size: 214 sqm approx

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.

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