

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

25 Queen Street, Coburg Vic 3058

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,410,000

Property Type House

Suburb Coburg

Period - From 01/07/2021

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	2a Francis St COBURG 3058	\$985,000	20/10/2021
2	19 Main St COBURG 3058	\$971,000	30/04/2021
3	48a Reynard St COBURG 3058	\$917,000	11/10/2021

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:

21/10/2021 13:10



Property Type: House

Land Size: 312 sqm approx

Agent Comments

Comparable Properties



2a Francis St COBURG 3058 (REI)

Agent Comments



Price: \$985,000

Method: Sold Before Auction

Date: 20/10/2021

Property Type: House

Land Size: 214 sqm approx



19 Main St COBURG 3058 (REI/VG)

Agent Comments



Price: \$971,000

Method: Private Sale

Date: 30/04/2021

Property Type: House

Land Size: 212 sqm approx



48a Reynard St COBURG 3058 (REI)

Agent Comments



Price: \$917,000

Method: Sold Before Auction

Date: 11/10/2021

Property Type: House (Res)