

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

23a Murray Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$915,000

Median sale price

Median price

\$1,175,000

Property Type

House

Suburb

Coburg

Period - From

01/10/2020

to

31/12/2020

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	8a Rolland St COBURG 3058	\$970,000	04/02/2021
2	134 Shaftsbury St COBURG 3058	\$910,000	30/11/2020
3	7 Ross St COBURG 3058	\$870,000	07/11/2020

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:

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Indicative Selling Price

\$915,000

Median House Price

December quarter 2020: \$1,175,000



3 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



8a Rolland St COBURG 3058 (REI)

Agent Comments

3 1 -

Price: \$970,000

Method: Sold Before Auction

Date: 04/02/2021

Rooms: 4

Property Type: House

Land Size: 243 sqm approx



134 Shaftsbury St COBURG 3058 (VG)

Agent Comments

3 - -

Price: \$910,000

Method: Sale

Date: 30/11/2020

Property Type: House (Res)

Land Size: 220 sqm approx



7 Ross St COBURG 3058 (REI/VG)

Agent Comments

3 1 1

Price: \$870,000

Method: Auction Sale

Date: 07/11/2020

Property Type: House (Res)

Land Size: 334 sqm approx