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	e \$915,000									
Median sale price										
Median price	\$1,175,000	Pro	operty Type	Ηοι	lse		Suburb	Coburg		
Period - From	01/10/2020	to	31/12/2020		So	ource	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.

Ade	dress 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:

28/03/2021 12:15



23a Murray Street, Coburg Vic 3058







Property Type: House (Res) Agent Comments

Angelo Bafunno 03 9489 5777 0414 585 777 abafunno@bigginscott.com.au

Indicative Selling Price

\$915,000 Median House Price December quarter 2020: \$1,175,000

Comparable Properties



8a Rolland St COBURG 3058 (REI) '⇔ -



Price: \$970.000 Method: Sold Before Auction Date: 04/02/2021 Rooms: 4 Property Type: House Land Size: 243 sqm approx

Agent Comments



134 Shaftsbury St COBURG 3058 (VG)

6.

Agent Comments



- 3



7 Ross St COBURG 3058 (REI/VG)



1

Agent Comments

Price: \$870,000 Method: Auction Sale Date: 07/11/2020 Property Type: House (Res) Land Size: 334 sqm approx

Account - Biggin & Scott | P: 03 9489 5777 | F: 03 9489 5788





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.