

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

6 O Riley Road, Coburg Vic 3058

Indicative selling price

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

Single price

\$880,000

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	4 Oriley Rd COBURG 3058	\$970,000	28/10/2021
2	19/1 Manna Gum Ct COBURG 3058	\$900,000	19/11/2021
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:

14/12/2021 15:00

Peter Leahy
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Indicative Selling Price
\$880,000

Median House Price
September quarter 2021: \$1,410,000



3 2 2

Rooms: 5
Property Type: House (Res)
Agent Comments

Comparable Properties



4 Oriley Rd COBURG 3058 (REI)

Agent Comments

4 2 2

Price: \$970,000
Method: Sold Before Auction
Date: 28/10/2021
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 177 sqm approx



19/1 Manna Gum Ct COBURG 3058 (REI)

Agent Comments

3 2 2

Price: \$900,000
Method: Private Sale
Date: 19/11/2021
Property Type: Townhouse (Single)

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