

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

8 Francis Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,357,000

Property Type House

Suburb Coburg

Period - From 01/10/2021

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	21 Holroyd St COBURG 3058	\$1,330,000	01/12/2021
2	47 Salisbury St COBURG 3058	\$1,280,000	05/02/2022
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:

28/02/2022 11:57

8 Francis Street, Coburg Vic 3058



Peter Leahy
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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

December quarter 2021: \$1,357,000



3 1 2

Rooms: 5

Property Type: House (Res)

Land Size: 420 sqm approx

Agent Comments

Comparable Properties



21 Holroyd St COBURG 3058 (REI)

Agent Comments

3 2 2

Price: \$1,330,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: House (Res)

Land Size: 371 sqm approx



47 Salisbury St COBURG 3058 (REI)

Agent Comments

3 1 2

Price: \$1,280,000

Method: Auction Sale

Date: 05/02/2022

Property Type: House (Res)

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



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