

# 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

119 Gaffney Street, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,336,250

Property Type House

Suburb Coburg

Period - From 01/04/2021

to 31/03/2022

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	67 Gaffney St COBURG 3058	\$1,075,000	09/04/2022
2	129 Gaffney St COBURG 3058	\$1,005,000	19/03/2022
3	63 Gaffney St COBURG 3058	\$945,000	12/02/2022

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:

14/06/2022 15:42

Peter Leahy  
9350 5588  
0402 10 11 12  
peter@peterleahy.com.au

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending March 2022: \$1,336,250



3 2 1

**Property Type:** House

**Land Size:** 445 sqm approx

**Agent Comments**

## Comparable Properties

**67 Gaffney St COBURG 3058 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 09/04/2022

**Property Type:** House (Res)

**Land Size:** 450 sqm approx



**129 Gaffney St COBURG 3058 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 19/03/2022

**Property Type:** House (Res)

**Land Size:** 445 sqm approx



**63 Gaffney St COBURG 3058 (REI)**

**Agent Comments**

3 1 2

**Price:** \$945,000

**Method:** Auction Sale

**Date:** 12/02/2022

**Property Type:** House (Res)