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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	n \$1,000,000		&		\$1,100,0	00		
Median sale p	rice							
Median price	\$1,336,250	Pro	operty Type	Hou	se		Suburb	Coburg
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

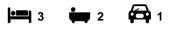
This Statement of Information was prepared on:

14/06/2022 15:42









Property Type: House Land Size: 445 sqm approx Agent Comments 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

Comparable Properties

67 Gaffney St COBURG 3058 (REI/VG) I → 3 → 1 → 2	Agent Comments
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) 3 1 1 1 Price: \$1,005,000 Method: Auction Sale Date: 19/03/2022 Property Type: House (Res) Land Size: 445 sqm approx	Agent Comments
63 Gaffney St COBURG 3058 (REI) 3 1 2 Price: \$945,000 Method: Auction Sale Date: 12/02/2022 Property Type: House (Res)	Agent Comments

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688





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