

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

158B Elizabeth Street, Coburg North Vic 3058

Indicative selling price

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

Range between \$800,000 & \$870,000

Median sale price

Median price \$657,500

Property Type Unit

Suburb Coburg North

Period - From 01/10/2022

to 31/12/2022

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	1/24 Haig St RESERVOIR 3073	\$880,000	25/11/2022
2	2/11 Renown St COBURG NORTH 3058	\$870,000	08/02/2023
3	2b Gladys Ct COBURG NORTH 3058	\$865,000	08/10/2022

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:

14/02/2023 14:23



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$870,000
Median Unit Price
December quarter 2022: \$657,500

Comparable Properties



1/24 Haig St RESERVOIR 3073 (REI)

Agent Comments



Price: \$880,000
Method: Sold Before Auction
Date: 25/11/2022
Property Type: Townhouse (Res)



2/11 Renown St COBURG NORTH 3058 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 08/02/2023
Property Type: Townhouse (Res)



2b Gladys Ct COBURG NORTH 3058 (REI)

Agent Comments



Price: \$865,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Townhouse (Res)

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