

203A Elizabeth Street, Coburg North Vic 3058



2 Bed 1 Bath 2 Car

Property Type: Townhouse

Indicative Selling Price

\$680,000- \$720,000

Median House Price

Year ending December 2021:

\$730,000

Comparable Properties



3b Headley Street, Coburg North 3058 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$730,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Townhouse (Res)

Land Size: 125 sqm approx

Agent Comments: Modern two bedroom townhouse with separate lounge/dining rooms.



8/553 Murray Road, Preston 3072 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$651,000

Method: Auction Sale

Date: 16/11/2021

Property Type: Townhouse (Res)

Agent Comments: Modern three level townhouse in larger development, inferior size and location.



2/8 Queens Parade, Fawkner 3060 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$650,000

Method: Sold Before Auction

Date: 19/10/2021

Property Type: Townhouse (Res)

Land Size: 99 sqm approx

Agent Comments: Modern two bedroom townhouse with separate retreat. Inferior land size and location.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

203A Elizabeth Street, Coburg North Vic 3058

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$730,000 Unit x Suburb Coburg North

Period - From 01/01/2021 to 31/12/2021 Source REIV

Comparable property sales

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
3b Headley Street, COBURG NORTH 3058	\$730,000	20/11/2021
8/553 Murray Road, PRESTON 3072	\$651,000	16/11/2021
2/8 Queens Parade, FAWKNER 3060	\$650,000	19/10/2021

This Statement of Information was prepared on:

28/03/2022