## 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

28a Coburg Street, Coburg Vic 3058

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$975,000		&		\$1,070,000			
Median sale pr	rice							
Median price	\$1,410,000	Pro	operty Type	Hou	se		Suburb	Coburg
Period - From	01/07/2021	to	30/09/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	14 Hardwick St COBURG 3058	\$1,027,000	05/06/2021
2	70 Murray St COBURG 3058	\$1,025,000	17/07/2021
3	5 Younger St COBURG 3058	\$1,025,000	16/10/2021

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:

05/11/2021 13:50



### 28a Coburg Street, Coburg Vic 3058





**Property Type:** House Agent Comments

Lisa Roberts 03 9347 1170 0413 265 362 lisa.roberts@belleproperty.com

Indicative Selling Price \$975,000 - \$1,070,000 Median House Price September quarter 2021: \$1,410,000

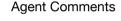
# **Comparable Properties**



14 Hardwick St COBURG 3058 (REI/VG)



Price: \$1,027,000 Method: Auction Sale Date: 05/06/2021 Property Type: House (Res) Land Size: 377 sqm approx





70 Murray St COBURG 3058 (REI/VG)

Agent Comments

Price: \$1,025,000 Method: Auction Sale Date: 17/07/2021 Property Type: House Land Size: 220 sqm approx

2



5 Younger St COBURG 3058 (REI)

Agent Comments

Price: \$1,025,000 Method: Auction Sale Date: 16/10/2021 Property Type: House (Res) Land Size: 200 sqm approx

#### Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



propertydata

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