

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 consumer.vic.gov.au/underquoting

Range between \$975,000

&

\$1,070,000

Median sale price

Median price \$1,410,000

Property Type House

Suburb Coburg

Period - From 01/07/2021

to 30/09/2021

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	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

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



2.5 1

Property Type: House

Agent Comments

Comparable Properties



14 Hardwick St COBURG 3058 (REI/VG)

Agent Comments

2 2 1

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

2 1 1

Price: \$1,025,000

Method: Auction Sale

Date: 17/07/2021

Property Type: House

Land Size: 220 sqm approx



5 Younger St COBURG 3058 (REI)

Agent Comments

2 2 1

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



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