

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 FISCHER STREET COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Coburg

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

26A JERSEY STREET COBURG VIC 3058	\$900,000	26-Jul-24
61 QUEEN STREET COBURG VIC 3058	\$931,000	17-Oct-24
148 OHEA STREET COBURG VIC 3058	\$945,000	17-May-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 01 November 2024

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26A JERSEY STREET COBURG VIC 3058

Sold Price

\$900,000

Sold Date

26-Jul-24

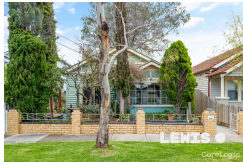
 3

 1

 1

Distance

0.1km



61 QUEEN STREET COBURG VIC 3058

Sold Price

^{RS} **\$931,000**

Sold Date

17-Oct-24

 2

 1

 -

Distance

1.77km



148 OHEA STREET COBURG VIC 3058

Sold Price

\$945,000

Sold Date

17-May-24

 4

 1

 1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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