

62 Elizabeth Street, Coburg North Vic 3058



2 Bed 1 Bath 1 Car
Property Type: House
Land Size: 371 sqm approx
Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending March 2022:
 \$1,060,000

Comparable Properties



49 Jacka Street, Preston 3072 (REI)

2 Bed 1 Bath 2 Car
Price: \$838,000
Method: Auction Sale
Date: 12/03/2022
Property Type: House (Res)
Land Size: 532 sqm approx
Agent Comments: Similar style dwelling, semi-detached brick home. Superior land size on approx. 532sqm.



795 Bell Street, Coburg 3058 (VG)

2 Bed 1 Bath Car
Price: \$760,000
Method: Sale
Date: 15/11/2021
Property Type: House – Duplex (Semi-detached)
Land Size: 366 sqm approx
Agent Comments: Semi-detached brick home with similar land size, located on a corner block.

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

62 Elizabeth Street, Coburg North Vic 3058

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,060,000 House x Suburb Coburg North

Period - From 01/04/2021 to 31/03/2022 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
49 Jacka Street, PRESTON 3072	\$838,000	12/03/2022
795 Bell Street, COBURG 3072	\$760,000	15/11/2021

This Statement of Information was prepared on:

05/05/2022 14:44