

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

1/18 Kendall Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,180,000

&

\$1,270,000

Median sale price

Median price \$1,357,000

Property Type House

Suburb Coburg

Period - From 01/10/2021

to 31/12/2021

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	4A Autumn St COBURG 3058	\$1,340,500	12/08/2021
2	4/18 Kendall St COBURG 3058	\$1,300,000	04/09/2021
3			

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:

25/01/2022 11:54

1/18 Kendall Street, Coburg Vic 3058

**Jellis
Craig**

Dylan Francis

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Property Type:

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,270,000

Median House Price

December quarter 2021: \$1,357,000

Comparable Properties



4A Autumn St COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,340,500

Method: Sold Before Auction

Date: 12/08/2021

Property Type: Townhouse (Res)

Land Size: 239 sqm approx



4/18 Kendall St COBURG 3058 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 04/09/2021

Property Type: Townhouse (Single)

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. There are only two comparable properties in the area.

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919



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