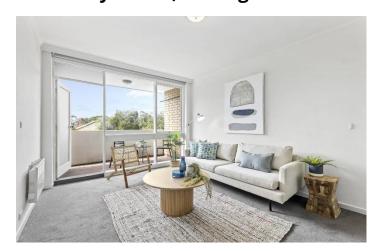
6/4 Mckay Street, Coburg Vic 3058



2 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$439,000 Median House Price June quarter 2023: \$657,500

Comparable Properties



203A/1 Manna Gum Court, Coburg 3058 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$440,000 Method: Auction Sale Date: 29/04/2023

Property Type: Apartment

Agent Comments: Newer development, comparable

position



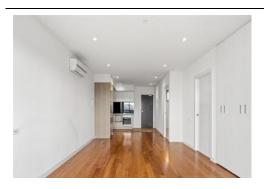
12/23 Baxter Street, Coburg 3058 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$420,500 Method: Private Sale Date: 03/06/2023

Property Type: Apartment

Agent Comments: Comparable position inferior

development and position



217/146 Bell Street, Coburg 3058 (REI)

2 Bed 1 Bath 1 Car Price: \$400,000 Method: Private Sale Date: 14/08/2023

Property Type: Apartment

Agent Comments: Inferior position, newer development

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	ior sale
Address	
Including suburb or	6/4 Mckay Street, Coburg Vic 3058
locality and postcode	
!	

Indicative selling price

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

39,000

Median sale price

Median price	\$657,500		Unit x	Suburb	Cobur	g	
Period - From	01/04/2023	to	30/06/2023		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
203A/1 Manna Gum Court, COBURG 3058	\$440,000	29/04/2023
12/23 Baxter Street, COBURG 3058	\$420,500	03/06/2023
217/146 Bell Street, COBURG 3058	\$400,000	14/08/2023

