

## 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 for sale

Address  
Including suburb or  
locality and postcode

6/4 Mckay Street, Coburg Vic 3058

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$439,000

#### Median sale price

Median price

\$657,500

Unit

x

Suburb

Coburg

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

This Statement of Information was prepared on:

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