

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

63 Murray Road, Coburg Vic 3058

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$1,130,000

Property Type

House

Suburb

Coburg

Period - From

29/05/2020

to

28/05/2021

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	2/2 Tynan St PRESTON 3072	\$875,500	26/04/2021
2	101 Connolly Av COBURG 3058	\$842,000	31/03/2021
3	12 Whitton Pde COBURG NORTH 3058	\$841,000	20/03/2021

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:

29/05/2021 11:07



3 2 1

Property Type: House

Land Size: 377 sqm approx

Agent Comments

Comparable Properties



2/2 Tynan St PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$875,500

Method: Sold Before Auction

Date: 26/04/2021

Property Type: Unit



101 Connolly Av COBURG 3058 (VG)

Agent Comments

3 - -

Price: \$842,000

Method: Sale

Date: 31/03/2021

Property Type: House (Res)

Land Size: 403 sqm approx



12 Whitton Pde COBURG NORTH 3058 (REI)

Agent Comments

3 1 2

Price: \$841,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)