

# 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

9 Alice 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)

Range between \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,175,000

Property Type House

Suburb Coburg

Period - From 01/10/2020

to 31/12/2020

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	34 Anketell St COBURG 3058	\$1,245,000	17/10/2020
2	12 Kelson St COBURG 3058	\$1,235,000	10/11/2020
3	42 Hawthorn St COBURG 3058	\$1,230,000	15/02/2021

**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:

18/02/2021 15:05

9 Alice Street, Coburg Vic 3058



Peter Leahy  
9350 5588  
0402 10 11 12  
peter@peterleahy.com.au



3   2   1

**Rooms:** 4  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,320,000  
**Median House Price**  
December quarter 2020: \$1,175,000

## Comparable Properties



**34 Anketell St COBURG 3058 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,245,000  
**Method:** Sold Before Auction  
**Date:** 17/10/2020  
**Property Type:** House (Res)



**12 Kelson St COBURG 3058 (REI)**

**Agent Comments**

3   2   -

**Price:** \$1,235,000  
**Method:** Sold Before Auction  
**Date:** 10/11/2020  
**Property Type:** House (Res)



**42 Hawthorn St COBURG 3058 (REI)**

**Agent Comments**

3   2   -

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 15/02/2021  
**Property Type:** House

**Account** - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.