

# 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

2 29 Bruce 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

\$790,000

&

\$860,000

### Median sale price

Median price

\$659,000

Property Type

Unit

Suburb

Coburg

Period - From

01/01/2022

to

31/03/2022

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	3/29 Westgate St PASCOE VALE SOUTH 3044	\$900,000	04/05/2022
2	1a Queen St COBURG 3058	\$849,000	15/12/2021
3	204 Reynard St COBURG 3058	\$800,000	09/02/2022

**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:

23/05/2022 16:12

2 29 Bruce Street, Coburg Vic 3058



Dylan Francis  
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**Indicative Selling Price**

\$790,000 - \$860,000

**Median Unit Price**

March quarter 2022: \$659,000

3 2 1

**Property Type:**

Agent Comments

## Comparable Properties



**3/29 Westgate St PASCOE VALE SOUTH 3044 (REI)**

Agent Comments

3 2 2

**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 04/05/2022

**Property Type:** Townhouse (Res)

**Land Size:** 167 sqm approx



**1a Queen St COBURG 3058 (VG)**

Agent Comments

3 - -

**Price:** \$849,000

**Method:** Sale

**Date:** 15/12/2021

**Property Type:** Flat/Unit/Apartment (Res)



**204 Reynard St COBURG 3058 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$800,000

**Method:** Private Sale

**Date:** 09/02/2022

**Property Type:** Townhouse (Res)

**Account** - Jellis Craig Inner North Pty Ltd | P: 03 9387 5888



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