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	46 Sydney Road, Coburg Vic 3058

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,225,000	Pro	perty Type	House		Suburb	Coburg
Period - From	01/07/2023	to	30/09/2023		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

Add	dress of comparable property	Price	Date of sale
1	41 Holmes St BRUNSWICK EAST 3057	\$1,045,000	31/07/2023
2	20 East St COBURG 3058	\$1,020,000	09/08/2023
3	51 Victoria St COBURG 3058	\$1,000,000	09/11/2023

OR

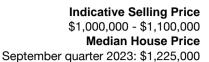
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/11/2023 16:38





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Property Type: House Land Size: 217 sqm approx

Agent Comments

Comparable Properties



41 Holmes St BRUNSWICK EAST 3057 (REI/VG)

-3

Price: \$1,045,000 Method: Private Sale Date: 31/07/2023 Property Type: House Land Size: 430 sqm approx

Agent Comments



20 East St COBURG 3058 (REI/VG)

=3



Price: \$1,020,000 Method: Private Sale Date: 09/08/2023

Property Type: House (Res) Land Size: 380 sqm approx

Agent Comments



51 Victoria St COBURG 3058 (REI)



Price: \$1,000,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: House (Res)

Agent Comments

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



