

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

Median sale price

Median price \$1,225,000

Property 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	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 comparable properties 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

46 Sydney Road, Coburg Vic 3058



David Rubinic
0419 009 932
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 3  2 

Property Type: House
Land Size: 217 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2023: \$1,225,000

Comparable Properties



41 Holmes St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

 3  2  2

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



20 East St COBURG 3058 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,020,000
Method: Private Sale
Date: 09/08/2023
Property Type: House (Res)
Land Size: 380 sqm approx



51 Victoria St COBURG 3058 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Sold Before Auction
Date: 09/11/2023
Property Type: House (Res)

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



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