

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

20 Sheffield Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,030,000

&

\$1,130,000

Median sale price

Median price \$1,216,000

Property Type House

Suburb Coburg

Period - From 01/10/2022

to 31/12/2022

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 Rodda St COBURG 3058	\$1,090,000	11/02/2023
2	7 Bateman Ct COBURG 3058	\$1,090,000	07/02/2023
3	20 Fischer St COBURG 3058	\$1,050,000	08/11/2022

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:

20/02/2023 14:32



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,030,000 - \$1,130,000

Median House Price

December quarter 2022: \$1,216,000

Comparable Properties



3 Rodda St COBURG 3058 (REI)

Agent Comments



Price: \$1,090,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)



7 Bateman Ct COBURG 3058 (REI)

Agent Comments



Price: \$1,090,000

Method: Private Sale

Date: 07/02/2023

Property Type: House



20 Fischer St COBURG 3058 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 08/11/2022

Property Type: House

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788