

1 Queen Street, Coburg Vic 3058



3 Bed 2 Bath 1 Car
Property Type: House (Res)
Land Size: 315 sqm approx
Indicative Selling Price
 \$1,080,000
Median House Price
 Year ending September 2024:
 \$1,230,500

Comparable Properties



74 Marks Street, Coburg 3058 (REI)

3 Bed 1 Bath 2 Car
Price: \$1,000,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House
Land Size: 443 sqm approx
Agent Comments: Superior land size, 3 bedroom weatherboard home. Only one bathroom.



123 Reynard Street, Coburg 3058 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$962,500
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 327 sqm approx
Agent Comments: Weatherboard home, inferior condition.



4 Eastgate Street, Pascoe Vale South 3044 (REI)

3 Bed 2 Bath 1 Car
Price: \$1,080,000
Method: Private Sale
Date: 24/10/2024
Property Type: House (Res)
Agent Comments: Renovated home on subdivided block.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1 Queen Street, Coburg Vic 3058

Indicative selling price

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

Single price \$1,080,000

Median sale price

Median price \$1,230,500 House x Suburb Coburg

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales

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
74 Marks Street, COBURG 3058	\$1,000,000	26/10/2024
123 Reynard Street, COBURG 3058	\$962,500	26/10/2024
4 Eastgate Street, PASCOE VALE SOUTH 3044	\$1,080,000	24/10/2024

This Statement of Information was prepared on:

28/11/2024 14:33