

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

23 Davis Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Coburg

Period - From

26/03/2023

to

25/03/2024

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	29 Hardwick St COBURG 3058	\$1,150,000	16/12/2023
2	50 Bruce St COBURG 3058	\$1,100,000	10/02/2024
3			

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:

26/03/2024 14:05



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
26/03/2023 - 25/03/2024: \$1,200,000

Comparable Properties



29 Hardwick St COBURG 3058 (REI/VG) Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 16/12/2023
Property Type: House
Land Size: 259 sqm approx



50 Bruce St COBURG 3058 (REI) Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House

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.

Account - Barry Plant | P: 03 9586 0500