

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

46 GLADSTONE STREET COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Coburg

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

29 GRASSLAND AVENUE COBURG VIC 3058

\$921,000

23-Nov-24

1C THE AVENUE COBURG VIC 3058

\$924,000

21-Sep-24

8 BERG PLACE COBURG VIC 3058

\$950,000

08-Aug-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 13 March 2025



29 GRASSLAND AVENUE COBURG VIC 3058 Sold Price **\$921,000** Sold Date **23-Nov-24**

 3  1  2

Distance **0.78km**



1C THE AVENUE COBURG VIC 3058 Sold Price **\$924,000** Sold Date **21-Sep-24**

 3  1  1

Distance **1.31km**



8 BERG PLACE COBURG VIC 3058 Sold Price **\$950,000** Sold Date **08-Aug-24**

 3  2  -

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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