

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

1/179 Gordon Street, Coburg Vic 3058

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$567,500 Property Type Unit Suburb Coburg

Period - From 01/10/2023 to 31/12/2023 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	2/116 Tinning St BRUNSWICK 3056	\$686,000	17/02/2024
2	4/32 Hazel Gr PASCOE VALE 3044	\$625,000	29/02/2024
3	1/13 Clarendon St COBURG 3058	\$570,000	28/11/2023

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:

03/04/2024 15:05

1/179 Gordon Street, Coburg Vic 3058

Liam Carrington
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 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
December quarter 2023: \$567,500

Comparable Properties



2/116 Tinning St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$686,000
Method: Auction Sale
Date: 17/02/2024
Rooms: 3
Property Type: Unit



4/32 Hazel Gr PASCOE VALE 3044 (REI)

Agent Comments

 2  1  1

Price: \$625,000
Method: Sold Before Auction
Date: 29/02/2024
Property Type: Unit



1/13 Clarendon St COBURG 3058 (REI/VG)

Agent Comments

 2  1  1

Price: \$570,000
Method: Sold Before Auction
Date: 28/11/2023
Property Type: Unit

Account - Jellis Craig North Property Management



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