

## 1/5 Industry Lane, Coburg Vic 3058



**2 Bed 1 Bath 1 Car**  
**Property Type:** Townhouse  
**Indicative Selling Price**  
 \$665,000  
**Median House Price**  
 Year ending December 2023:  
 \$575,750

## Comparable Properties



### 1/38 Victoria Street, Coburg 3058 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$692,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** Unit  
**Agent Comments:** Updated two bed plus study space unit. Rear courtyard with comparable accommodation.



### 1/39 Service Street, Coburg 3058 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 13/12/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 102 sqm approx  
**Agent Comments:** Modern two bedroom townhouse with large courtyard, superior overall size.



### 2/156 Barrow Street, Coburg 3058 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$652,000  
**Method:** Private Sale  
**Date:** 05/12/2023  
**Property Type:** Villa  
**Agent Comments:** Two bedroom unit, older style, renovated internally with courtyard. Inferior size.

## 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

1/5 Industry Lane, Coburg Vic 3058

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$665,000

#### Median sale price

Median price

\$575,750

Unit

x

Suburb

Coburg

Period - From

01/01/2023

to

31/12/2023

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
1/38 Victoria Street, COBURG 3058	\$692,000	14/10/2023
1/39 Service Street, COBURG 3058	\$680,000	13/12/2023
2/156 Barrow Street, COBURG 3058	\$652,000	05/12/2023

This Statement of Information was prepared on:

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