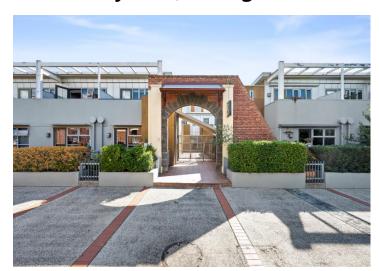
1/5 Industry Lane, Coburg Vic 3058



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	1/5 Industry Lane, Coburg Vic 3058					
locality and postcode						

Indicative selling price

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

\$665,000

Median sale price

Median price	\$575,750		Unit x	Suburb	Cobur	g	
Period - From	01/01/2023	to	31/12/2023	S	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:	13/02/2024 15:54
This statement of information was prepared on.	10/02/2024 10:04

