

10 Lobb Street, Coburg Vic 3058



3 Bed 1 Bath 2 Car
Property Type: House (Res)
Land Size: 365 sqm approx
Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending December 2023:
 \$1,225,000

Comparable Properties



5 Spring Street, Coburg 3058 (REI)

3 Bed 1 Bath 3 Car
Price: \$1,177,500
Method: Private Sale
Date: 30/12/2023
Property Type: House
Agent Comments: Weatherboard property with updates throughout. Freshly presented.



10 Hope Street, Preston 3072 (REI)

3 Bed 1 Bath 1 Car
Price: \$1,156,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Agent Comments: Weatherboard home with some updates throughout. Larger land size.



31 Mehegan Avenue, Coburg North 3058 (REI)

2 Bed 1 Bath 1 Car
Price: \$1,100,000
Method: Auction Sale
Date: 27/01/2024
Property Type: House (Res)
Agent Comments: Weatherboard home that has been updated. Inferior accommodation and location

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

10 Lobb Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,225,000 House 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
5 Spring Street, COBURG 3058	\$1,177,500	30/12/2023
10 Hope Street, PRESTON 3072	\$1,156,000	12/12/2023
31 Mehegan Avenue, COBURG NORTH 3058	\$1,100,000	27/01/2024

This Statement of Information was prepared on:

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