

# 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

16 Morris Street, Coburg North Vic 3058

### Indicative selling price

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

Range between \$975,000 & \$1,050,000

### Median sale price

Median price \$902,500 Property Type House Suburb Coburg North

Period - From 01/04/2023 to 30/06/2023 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	10 Julius St COBURG NORTH 3058	\$1,044,000	17/06/2023
2	13 Ida St COBURG NORTH 3058	\$1,020,000	15/07/2023
3	26 Shore Gr COBURG NORTH 3058	\$985,000	05/04/2023

**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:

18/08/2023 10:41

16 Morris Street, Coburg North Vic 3058



 4  1  2

**Property Type:** House  
**Land Size:** 573 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$975,000 - \$1,050,000  
**Median House Price**  
June quarter 2023: \$902,500

## Comparable Properties



**10 Julius St COBURG NORTH 3058 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,044,000  
**Method:** Auction Sale  
**Date:** 17/06/2023  
**Property Type:** House (Res)



**13 Ida St COBURG NORTH 3058 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$1,020,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** House  
**Land Size:** 545 sqm approx



**26 Shore Gr COBURG NORTH 3058 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$985,000  
**Method:** Private Sale  
**Date:** 05/04/2023  
**Property Type:** House  
**Land Size:** 599 sqm approx

**Account - Woodards** | P: 03 9481 0633 | F: 0394821491



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