

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 171 Ohea Street, Coburg, VIC 3058

Indicative selling price

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

Price Range \$950,000 & \$1,045,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Coburg (3058)

Period - From 01/05/2023 to 30/04/2024 Source Corelogic

Comparable property sales

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
13 MOLESWORTH STREET, COBURG VIC 3058	\$1,030,000	15/02/2024
107 TENNYSON STREET ESSENDON	\$980,000	16/11/2023
25A OHEA STREET COBURG	\$1,000,000	16/12/2023

This Statement of Information was prepared on: 19/08/2024