

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

173 Urquhart Street, Coburg Vic 3058

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,224,500 Property Type House Suburb Coburg

Period - From 01/01/2024 to 31/03/2024 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	1/36 Moore St COBURG 3058	\$935,500	02/12/2023
2	1/40 Linsey St COBURG 3058	\$950,000	28/10/2023
3	51 Victoria St COBURG 3058	\$1,000,000	09/11/2023

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:

17/04/2024 14:26



 3  2  2

Rooms: 5

Property Type: House (Res)

Land Size: 176.81 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

March quarter 2024: \$1,224,500

Comparable Properties



1/36 Moore St COBURG 3058 (REI/VG)

Agent Comments

 3  1  2

Price: \$935,500

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)



1/40 Linsey St COBURG 3058 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)



51 Victoria St COBURG 3058 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,000,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: House (Res)