# 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

18 Holroyd Street, Coburg Vic 3058

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$960,000		&			\$1,040,000			
Median sale pr	rice							
Median price	\$1,286,000	Pro	operty Type	Ηοι	ise		Suburb	Coburg
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	17 Higinbotham St COBURG 3058	\$1,280,000	14/12/2023
2	49 Soudan St COBURG 3058	\$1,160,000	17/02/2024
3	13 Molesworth St COBURG 3058	\$1,030,000	14/02/2024

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:

04/04/2024 09:12









Rooms: 5 Property Type: House (Res) Land Size: 371 sqm approx Agent Comments Peter Leahy 03 9350 5588 0402 10 11 12 peter@peterleahy.com.au

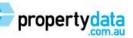
Indicative Selling Price \$960,000 - \$1,040,000 Median House Price December quarter 2023: \$1,286,000

# **Comparable Properties**

	17 Higinbotham St COBURG 3058 (VG) 3 🏣 - 🋱 -	Agent Comments
	Price: \$1,280,000 Method: Sale Date: 14/12/2023 Property Type: House (Res) Land Size: 371 sqm approx	
and and a second	49 Soudan St COBURG 3058 (REI) 3   49 1   49 1	Agent Comments
Ŷ	Price: \$1,160,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res)	
	13 Molesworth St COBURG 3058 (REI) 3  4  4  4  4  4  4  4  4  4  4  4  4  4	Agent Comments
	Price: \$1,030,000 Method: Sold Before Auction Date: 14/02/2024 Property Type: House (Res)	

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688





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