

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

1B Service Street, Coburg Vic 3058

Indicative selling price

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

Range between \$685,000 & \$750,000

Median sale price

Median price \$695,000 Property Type Townhouse Suburb Coburg

Period - From 19/03/2023 to 18/03/2024 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	1/42 Moore St COBURG 3058	\$739,000	20/01/2024
2	5/16 Norris St COBURG NORTH 3058	\$692,000	09/03/2024
3	1/39 Service St COBURG 3058	\$680,000	13/12/2023

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:

19/03/2024 13:46

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Indicative Selling Price

\$685,000 - \$750,000

Median Townhouse Price

19/03/2023 - 18/03/2024: \$695,000



2 1 1

Rooms: 4

Property Type: Townhouse

Agent Comments

Comparable Properties



1/42 Moore St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$739,000

Method: Auction Sale

Date: 20/01/2024

Property Type: Townhouse (Res)



5/16 Norris St COBURG NORTH 3058 (REI)

Agent Comments

2 1 1

Price: \$692,000

Method: Auction Sale

Date: 09/03/2024

Property Type: Townhouse (Res)



1/39 Service St COBURG 3058 (REI/VG)

Agent Comments

2 1 1

Price: \$680,000

Method: Private Sale

Date: 13/12/2023

Property Type: Townhouse (Single)

Land Size: 102 sqm approx

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586



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