

# 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

20 Beckley Street, Coburg 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 \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,225,000 Property Type House Suburb Coburg

Period - From 01/01/2023 to 31/12/2023 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	66 Miller St PRESTON 3072	\$1,796,500	01/12/2023
2	7 Concord St PRESTON 3072	\$1,690,000	21/10/2023
3	4 Barrow St BRUNSWICK 3056	\$1,620,000	23/12/2023

**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:

23/01/2024 11:19



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 413 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
Year ending December 2023: \$1,225,000

## Comparable Properties



66 Miller St PRESTON 3072 (REI)

Agent Comments



**Price:** \$1,796,500  
**Method:** Sold Before Auction  
**Date:** 01/12/2023  
**Property Type:** House (Res)



7 Concord St PRESTON 3072 (REI)

Agent Comments



**Price:** \$1,690,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx



4 Barrow St BRUNSWICK 3056 (REI)

Agent Comments



**Price:** \$1,620,000  
**Method:** Auction Sale  
**Date:** 23/12/2023  
**Property Type:** House (Res)

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