

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 Brown Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$542,500 Property Type Unit 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	38 Higinbotham St COBURG 3058	\$1,256,000	13/04/2024
2	60 Queen St COBURG 3058	\$1,255,000	14/12/2023
3	39 Glenora Av COBURG 3058	\$1,251,000	16/12/2023

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:

16/04/2024 10:33



3 1 0

Rooms: 4
Property Type: House (Res)
Land Size: 333 sqm approx
Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median Unit Price

March quarter 2024: \$542,500

Comparable Properties



38 Higinbotham St COBURG 3058 (REI)

Agent Comments

3 1 2

Price: \$1,256,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House



60 Queen St COBURG 3058 (REI/VG)

Agent Comments

3 1 1

Price: \$1,255,000
Method: Sold Before Auction
Date: 14/12/2023
Property Type: House (Res)
Land Size: 371 sqm approx



39 Glenora Av COBURG 3058 (REI/VG)

Agent Comments

3 1 1

Price: \$1,251,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 280 sqm approx