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

22 Merribell Avenue, Coburg Vic 3058

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,286,000	Pro	operty Type	Hou	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.

Add	dress of comparable property	Price	Date of sale
1	10 Lobb St COBURG 3058	\$1,200,000	07/03/2024
2	5 Spring St COBURG 3058	\$1,177,500	30/12/2023
3	29 Hardwick St COBURG 3058	\$1,150,000	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:

18/03/2024 11:01









Property Type: House Agent Comments

Yash Akpinar 03 9387 5888 0434 813 050 YashAkpinar@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2023: \$1,286,000

Comparable Properties





Price: \$1,150,000 Method: Private Sale Date: 16/12/2023 Property Type: House

Land Size: 259 sqm approx

Account - Jellis Craig | P: 03 9387 5888



propertydata

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