

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 consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,286,000 Property Type House Suburb Coburg

Period - From 01/10/2023 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	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

Comparable Properties



10 Lobb St COBURG 3058 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 07/03/2024

Property Type: House (Res)

Land Size: 365.12 sqm approx



5 Spring St COBURG 3058 (REI)

Agent Comments



Price: \$1,177,500

Method: Private Sale

Date: 30/12/2023

Property Type: House



29 Hardwick St COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 16/12/2023

Property Type: House

Land Size: 259 sqm approx