

# 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

25a White 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,224,500 Property Type House 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	2 Park St COBURG 3058	\$1,251,000	21/02/2024
2	7 Vincent St COBURG 3058	\$1,250,000	29/05/2024
3	10 Lobb St COBURG 3058	\$1,200,000	07/03/2024

**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:

05/06/2024 19:35



**Rooms:** 5

**Property Type:** House

**Land Size:** 229 sqm approx

Agent Comments

## Comparable Properties



**2 Park St COBURG 3058 (REI)**

Agent Comments



**Price:** \$1,251,000

**Method:** Auction Sale

**Date:** 21/02/2024

**Property Type:** House (Res)

**Land Size:** 243 sqm approx



**7 Vincent St COBURG 3058 (REI)**

Agent Comments



**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 29/05/2024

**Property Type:** House (Res)



**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