

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

27 Hardwick Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,475,000 & \$1,575,000

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	87 Phillips St COBURG 3058	\$1,545,000	17/11/2023
2	85 Barrow St COBURG 3058	\$1,530,000	05/12/2023
3	31 Vincent St COBURG 3058	\$1,485,000	06/04/2024

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:

17/04/2024 12:16



Property Type: House (Res)

Land Size: 345 sqm approx

Agent Comments

Comparable Properties



87 Phillips St COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,545,000

Method: Private Sale

Date: 17/11/2023

Property Type: House

Land Size: 460 sqm approx

85 Barrow St COBURG 3058 (VG)

Agent Comments



Price: \$1,530,000

Method: Sale

Date: 05/12/2023

Property Type: House (Res)

Land Size: 539 sqm approx



31 Vincent St COBURG 3058 (REI)

Agent Comments



Price: \$1,485,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House