## 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 betweer	\$1,475,000		&		\$1,575,000					
Median sale p	rice									
Median price	\$1,224,500	Property Type		House			Suburb	Coburg		
Period - From	01/01/2024	to	31/03/2024		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	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 Yash Akpinar 03 9387 5888 0434 813 050 YashAkpinar@jelliscraig.com.au

Indicative Selling Price \$1,475,000 - \$1,575,000 Median House Price March quarter 2024: \$1,224,500

# **Comparable Properties**



87 Phillips St COBURG 3058 (REI/VG)



Price: \$1,545,000 Method: Private Sale Date: 17/11/2023 Property Type: House Land Size: 460 sqm approx Agent Comments

85 Barrow St COBURG 3058 (VG)

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Price: \$1,530,000 Method: Sale

Property Type: House (Res) Land Size: 539 sqm approx

Date: 05/12/2023



31 Vincent St COBURG 3058 (REI)



Agent Comments

Agent Comments

Price: \$1,485,000 Method: Auction Sale Date: 06/04/2024 Property Type: House

Account - Jellis Craig | P: 03 9387 5888



propertydata

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