

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

28 Goleen Street, Coburg North Vic 3058

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,067,000 Property Type House Suburb Coburg North

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	189 Derby St PASCOE VALE 3044	\$985,000	13/04/2024
2	8 Plaisted St COBURG NORTH 3058	\$940,000	23/03/2024
3	27 Pallett St COBURG NORTH 3058	\$850,000	16/03/2024

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:

14/04/2024 17:07



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
March quarter 2024: \$1,067,000

Comparable Properties



189 Derby St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$985,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 669 sqm approx



8 Plaisted St COBURG NORTH 3058 (REI)

Agent Comments



Price: \$940,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 501 sqm approx



27 Pallett St COBURG NORTH 3058 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 16/03/2024
Property Type: House

Account - Nelson Alexander | P: 03 9379 1313 | F: 03 9379 2344