

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

31 Mehegan Avenue, Coburg North Vic 3058

Indicative selling price

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

Range between \$985,000 & \$1,065,000

Median sale price

Median price \$972,500 Property Type House Suburb Coburg North

Period - From 01/07/2023 to 30/09/2023 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 Hope St PRESTON 3072	\$1,156,000	12/12/2023
2	18 Shore Gr COBURG NORTH 3058	\$1,110,000	18/11/2023
3	9 Clarke St COBURG NORTH 3058	\$1,050,000	02/12/2023

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:

26/12/2023 09:42



Property Type: House (Res)

Land Size: 436 sqm approx

Agent Comments

Comparable Properties



10 Hope St PRESTON 3072 (REI)

Agent Comments



Price: \$1,156,000

Method: Private Sale

Date: 12/12/2023

Property Type: House



18 Shore Gr COBURG NORTH 3058 (REI)

Agent Comments



Price: \$1,110,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)



9 Clarke St COBURG NORTH 3058 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 531 sqm approx