

# 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 Vincent 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,286,000 Property Type House Suburb Coburg

Period - From 01/10/2023 to 31/12/2023 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	2 Patterson St COBURG 3058	\$1,583,000	20/09/2023
2	51 Hawthorn St COBURG 3058	\$1,560,000	11/11/2023
3	87 Phillips St COBURG 3058	\$1,545,000	17/11/2023

**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:

07/02/2024 10:54



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 386 sqm approx

Agent Comments

## Comparable Properties



**2 Patterson St COBURG 3058 (REI/VG)**

Agent Comments



**Price:** \$1,583,000

**Method:** Sold Before Auction

**Date:** 20/09/2023

**Property Type:** House (Res)

**Land Size:** 449 sqm approx



**51 Hawthorn St COBURG 3058 (REI)**

Agent Comments



**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)



**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