Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 34 Main Street, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$780,000		&		\$850,000					
Median sale price										
Median price	\$1,231,000	Pro	Property Type		House		Suburb	Coburg		
Period - From	01/04/2023	to	31/03/2024		So	ource	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 sixmonths 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	218 Bell St COBURG 3058	\$840,000	09/02/2024
2	77 Murray Rd COBURG 3058	\$790,000	07/03/2024
3			

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:

12/04/2024 14:48



34 Main Street, Coburg Vic 3058



Christian lanchello 0433 627 462 christianianchello@jelliscraig.com.au





Property Type: HouseAgent CommentsYearOriginal 1920's House 2 Bedroom 1 Bathroom 1 Car

Indicative Selling Price \$780,000 - \$850,000 Median House Price Year ending March 2024: \$1,231,000

Comparable Properties

218 Bell St COBURG 3058 (REI) 2 1 2 2 Price: \$840,000 Method: Private Sale Date: 09/02/2024 Property Type: House	Agent Comments Recent sale in the vicinity, on main road, ready to move in superior updates and floorplan.
77 Murray Rd COBURG 3058 (REI) 2 1 1 1 Price: \$790,000 Method: Private Sale Date: 07/03/2024 Property Type: House Land Size: 361 sqm approx	Agent Comments Recent sale in the vicinity, Subdivided brick house, similar property criteria and block size. Inferior concept, shares common wall.

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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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