

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

34 Main Street, Coburg Vic 3058

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,231,000 Property Type House Suburb Coburg

Period - From 01/04/2023 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	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



Property Type: House

Agent Comments

Original 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)



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)



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.