## 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 39 Stawell Street, Coburg Vic 3058

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$1,286,000	Pro	operty Type	Hou	se		Suburb	Coburg
Period - From	01/10/2023	to	31/12/2023		So	urce	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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

24/01/2024 10:37









**Property Type:** House (Res) **Land Size:** 186 sqm approx Agent Comments Elizabeth Kelly 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

Indicative Selling Price \$600,000 - \$650,000 Median House Price December quarter 2023: \$1,286,000

# **Comparable Properties**

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. We have been unable to indentify 3 comparable properties to 39 Stawell Street, Coburg as this property is in very poor condition and is uninhabitable. The house is in need of extensive renovation or will require demolition and rebuild (STCA).

Account - Jellis Craig | P: 03 9387 5888





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