

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

4/26 Hall Street, Coburg Vic 3058

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$567,500 Property Type Unit 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 | 1/67 Everett St BRUNSWICK WEST 3055 | \$920,000 | 22/11/2023 |
| 2 | 20 Brickworks Dr BRUNSWICK 3056 | \$945,000 | 11/11/2023 |
| 3 | 1/40 Linsey St COBURG 3058 | \$950,000 | 28/10/2023 |

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:

27/02/2024 13:03



4 2 2

Property Type: Unit/Townhouse

Land Size: 295 sqm approx

Agent Comments

Comparable Properties



1/67 Everett St BRUNSWICK WEST 3055 (REI) Agent Comments

3 2 1

Price: \$920,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: Townhouse (Res)



20 Brickworks Dr BRUNSWICK 3056 (REI/VG) Agent Comments

3 2 1

Price: \$945,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)

Land Size: 99 sqm approx



1/40 Linsey St COBURG 3058 (REI/VG) Agent Comments

3 2 2

Price: \$950,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)