

# 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

40a Richards 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 \$1,350,000

&

\$1,425,000

### 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	24b Hodson St PRESTON 3072	\$1,550,000	26/10/2023
2	24a Hodson St PRESTON 3072	\$1,485,000	09/01/2024
3	132B Barrow St COBURG 3058	\$1,430,000	16/09/2023

**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:

28/02/2024 14:03



**Property Type:** House

Agent Comments

## Comparable Properties



**24b Hodson St PRESTON 3072 (REI)**



**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 26/10/2023

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 363 sqm approx

Agent Comments

Good comparable as both properties are brand new four bedroom homes with high end finishes. Even though 24B Hodson Street, Preston is located in the next suburb, we still believe it is a strong comparable.



**24a Hodson St PRESTON 3072 (REI)**



**Price:** \$1,485,000

**Method:** Private Sale

**Date:** 09/01/2024

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 334 sqm approx

Agent Comments

Good comparable as both properties are brand new four bedroom, side by side homes with high end finishes. Even though 24A Hodson Street, Preston is located in the next suburb, we still believe it is a strong comparable.



**132B Barrow St COBURG 3058 (REI/VG)**



**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

Agent Comments

Great comparable as both properties are high end side by side residences located in Coburg.