

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

40c Richards Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

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	40a Richards St COBURG 3058	\$1,585,000	07/03/2024
2	40b Richards St COBURG 3058	\$1,550,000	07/03/2024
3	135a Donald St BRUNSWICK 3056	\$1,455,000	22/03/2024

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:

25/03/2024 11:41



Property Type: House

Agent Comments

Comparable Properties



40a Richards St COBURG 3058 (REI)



Price: \$1,585,000

Method: Sold Before Auction

Date: 07/03/2024

Property Type: House

Agent Comments

Perfect comparable as this property is located next door. Slightly bigger, and has an extra bathroom but still a strong comparable.



40b Richards St COBURG 3058 (REI)



Price: \$1,550,000

Method: Private Sale

Date: 07/03/2024

Property Type: House

Agent Comments

Great comparable as this property is located next door. Slightly bigger, and has an extra bathroom but still a strong comparable.



135a Donald St BRUNSWICK 3056 (REI)



Price: \$1,455,000

Method: Private Sale

Date: 22/03/2024

Property Type: House

Agent Comments

Great comparable as both properties are newer homes with high end finishes. 135a Donald Street, Brunswick is 4 bed 3 bath, and is located in the next suburb, however we still believe it is a strong comparable.