

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

5 Connolly Avenue, Coburg Vic 3058

Indicative selling price

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

Range between \$890,000 & \$970,000

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	1 Meadow St COBURG 3058	\$980,000	22/12/2023
2	7 Mccrory St COBURG 3058	\$960,000	12/02/2024
3	24 Boyne St COBURG NORTH 3058	\$910,000	25/11/2023

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:

14/02/2024 10:21



Property Type: House (Res)

Land Size: 466 sqm approx

Agent Comments

Comparable Properties



1 Meadow St COBURG 3058 (REI/VG)



Price: \$980,000

Method: Private Sale

Date: 22/12/2023

Property Type: House (Res)

Land Size: 445 sqm approx

Agent Comments

Good comparable as both properties are three bed, one bath, one car renovated homes with modern features.



7 Mccrory St COBURG 3058 (REI)



Price: \$960,000

Method: Private Sale

Date: 12/02/2024

Property Type: House

Agent Comments

Great comparable as both properties are renovated three bedroom brick homes located in Coburg North.



24 Boyne St COBURG NORTH 3058 (REI/VG)



Price: \$910,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 301 sqm approx

Agent Comments

Good comparable as both properties are three bed brick homes. Even though this particular property is located in the next suburb and is on a smaller block and is a newer build, we still believe it is a strong comparable.