

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

51 Clarendon Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,680,000 & \$1,800,000

Median sale price

Median price \$1,145,000 Property Type House Suburb Coburg

Period - From 01/04/2023 to 30/06/2023 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 | 42 Stawell St COBURG 3058 | \$1,865,000 | 01/04/2023 |
| 2 | 29 Woodlands Av PASCOE VALE SOUTH 3044 | \$1,800,000 | 02/09/2023 |
| 3 | 37 Main St COBURG 3058 | \$1,750,000 | 11/05/2023 |

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:

11/09/2023 12:31



Property Type: House (Res)

Land Size: 315 sqm approx

Agent Comments

Comparable Properties



42 Stawell St COBURG 3058 (REI/VG)



Price: \$1,865,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 383 sqm approx

Agent Comments

Great comparable as both properties have 4 bedrooms and 3 bathrooms and have both been fully renovated.



29 Woodlands Av PASCOE VALE SOUTH 3044 (REI)



Price: \$1,800,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Agent Comments

Great comparable as both properties are 4 bedroom, double front period homes that have been renovated with modern features. Even though this property is located in the next suburb, we still believe it is a strong comparable.



37 Main St COBURG 3058 (REI/VG)



Price: \$1,750,000

Method: Private Sale

Date: 11/05/2023

Property Type: House

Land Size: 424 sqm approx

Agent Comments

Great comparable as both properties are 4 bed, double front homes that have been renovated internally.