

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 Victoria Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	67a Moore St COBURG 3058	\$1,250,000	18/03/2023
2	42a Davis St COBURG 3058	\$1,060,000	23/06/2023
3			

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: 19/07/2023 11:44



3 2 2

Property Type: House
Land Size: 145 sqm approx
Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2023: \$1,145,000

Comparable Properties



67a Moore St COBURG 3058 (VG)

3 - -

Price: \$1,250,000
Method: Sale
Date: 18/03/2023
Property Type: House (Res)

Agent Comments

Good comparable as both properties are newer builds with high end finishes. Both properties have three beds & similar features.



42a Davis St COBURG 3058 (REI)

3 2 2

Price: \$1,060,000
Method: Private Sale
Date: 23/06/2023
Property Type: House

Agent Comments

Good comparable as both properties have high end finishes and are new builds. Even though this property is slightly different as it is a single level, we still believe it is a strong comparable.

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. There are only two comparable properties in the area. This is a newer build with high end finishes.