Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6 Gould Street, Coburg North Vic 3058
Including suburb and	
postcode	

Indicative selling price

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

Range between \$890,000 & \$950,000	Range between	\$890,000	&	\$950,000
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Median sale price

Median price	\$1,067,000	Pro	perty Type	House		Suburb	Coburg North
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	21 Mathieson St COBURG NORTH 3058	\$1,060,000	23/03/2024
2	21 Mcmahons Rd COBURG NORTH 3058	\$985,000	20/01/2024
3	8 Plaisted St COBURG NORTH 3058	\$940,000	23/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/04/2024 13:22





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Indicative Selling Price \$890,000 - \$950,000 **Median House Price** March quarter 2024: \$1,067,000

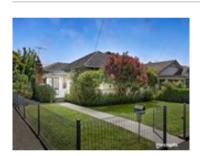




Property Type: House Land Size: 454 sqm approx

Agent Comments

Comparable Properties



21 Mathieson St COBURG NORTH 3058 (REI)

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Price: \$1,060,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 545 sqm approx



21 Mcmahons Rd COBURG NORTH 3058 (REI) Agent Comments

Agent Comments

Agent Comments

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Price: \$985,000 Method: Auction Sale Date: 20/01/2024

Property Type: House (Res) Land Size: 601 sqm approx



8 Plaisted St COBURG NORTH 3058 (REI)

Price: \$940.000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 501 sqm approx

Account - Jellis Craig | P: 03 9070 5095



