

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 6 Gould Street, Coburg North Vic 3058

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,067,000 Property 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	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 comparable properties 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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Property Type: House

Land Size: 454 sqm approx

Agent Comments

Comparable Properties



21 Mathieson St COBURG NORTH 3058 (REI) Agent Comments

2 1 1

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

3 1 1

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) Agent Comments

3 1 1

Price: \$940,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 501 sqm approx