# 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 Mavis Street, Coburg Vic 3058

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,286,000	Pro	Property Type Ho		ouse		Suburb	Coburg	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	73 Munro St COBURG 3058	\$1,160,000	24/02/2024
2	29 Hardwick St COBURG 3058	\$1,150,000	16/12/2023
3	50 Bruce St COBURG 3058	\$1,100,000	10/02/2024

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:

29/02/2024 10:49



6 Mavis Street, Coburg Vic 3058







Property Type: House Land Size: 434.176 sqm approx Agent Comments Yash Akpinar 03 9387 5888 0434 813 050 YashAkpinar@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2023: \$1,286,000

# **Comparable Properties**

73 Munro St COBURG 3058 (REI) 4 1 2 Price: \$1,160,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res)	Agent Comments
29 Hardwick St COBURG 3058 (REI/VG) 2 1 3 Price: \$1,150,000 Method: Private Sale Date: 16/12/2023 Property Type: House Land Size: 259 sqm approx	Agent Comments
50 Bruce St COBURG 3058 (REI) 2 1 2 2 Price: \$1,100,000 Method: Auction Sale Date: 10/02/2024 Property Type: House	Agent Comments

Account - Jellis Craig | P: 03 9387 5888



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.