

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

66 Gordon Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,286,000 Property Type House Suburb Coburg

Period - From 01/10/2023 to 31/12/2023 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	36 Lansdowne St PASCOE VALE SOUTH 3044	\$1,520,500	18/11/2023
2	70 Clarendon St COBURG 3058	\$1,510,000	09/12/2023
3	109 Gordon St COBURG 3058	\$1,395,000	12/08/2023

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:

06/02/2024 19:11



 3  2  2

Property Type: House

Land Size: 480 sqm approx

[Agent Comments](#)

Comparable Properties



36 Lansdowne St PASCOE VALE SOUTH 3044 [Agent Comments](#)
(REI)

 3  2  2

Price: \$1,520,500

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 590 sqm approx



70 Clarendon St COBURG 3058 (REI) [Agent Comments](#)

 3  2  1

Price: \$1,510,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)



109 Gordon St COBURG 3058 (REI/VG) [Agent Comments](#)

 3  2  2

Price: \$1,395,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 537 sqm approx