

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

68 Bruce Street, Coburg Vic 3058

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,224,500 Property Type House Suburb Coburg

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 | 2/11 Balloan St COBURG 3058 | \$900,000 | 09/04/2024 |
| 2 | 2/25 Stennis St PASCOE VALE 3044 | \$895,000 | 27/04/2024 |
| 3 | 19 Berry St COBURG 3058 | \$860,000 | 27/04/2024 |

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:

08/05/2024 09:06



3 1 1

Property Type: House

Agent Comments

Comparable Properties



2/11 Balloan St COBURG 3058 (REI)

Agent Comments

3 1 2

Price: \$900,000

Method: Sold Before Auction

Date: 09/04/2024

Property Type: Townhouse (Res)



2/25 Stennis St PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$895,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)



19 Berry St COBURG 3058 (REI)

Agent Comments

3 1 -

Price: \$860,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Unit