# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$930,000			
Median sale pr	rice							
Median price	\$1,224,500	Pro	operty Type	Ηοι	ISE		Suburb	Coburg
Period - From	01/01/2024	to	31/03/2024		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.

Ad	dress 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



68 Bruce Street, Coburg Vic 3058







Property Type: House Agent Comments Julian Pegoraro 03 93875 888 0481 304 960 JulianPegoraro@jelliscraig.com.au

> Indicative Selling Price \$850,000 - \$930,000 Median House Price March quarter 2024: \$1,224,500

# **Comparable Properties**



2/11 Balloan St COBURG 3058 (REI)



Price: \$900,000 Method: Sold Before Auction Date: 09/04/2024 Property Type: Townhouse (Res) Agent Comments

Agent Comments



2/25 Stennis St PASCOE VALE 3044 (REI)



Price: \$895,000 Method: Auction Sale Date: 27/04/2024 Property Type: Townhouse (Res)

19 Berry St COBURG 3058 (REI)



Agent Comments

Price: \$860,000 Method: Auction Sale Date: 27/04/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9387 5888



propertydata

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