

# 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

7 Mccrory Street, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$925,000

### 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	25a Ohea St COBURG 3058	\$1,000,000	16/12/2023
2	1 Meadow St COBURG 3058	\$980,000	22/12/2023
3	19 Higinbotham St COBURG 3058	\$925,000	02/12/2023

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:

17/01/2024 14:06



 3    1    1

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 290 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$925,000  
**Median House Price**  
December quarter 2023: \$1,286,000

## Comparable Properties



**25a Ohea St COBURG 3058 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 385 sqm approx



**1 Meadow St COBURG 3058 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 22/12/2023  
**Property Type:** House (Res)



**19 Higinbotham St COBURG 3058 (REI)**

**Agent Comments**

 3    2    3

**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 371 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655