

# 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 Spring 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 \$1,200,000 & \$1,300,000

### 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 View St COBURG NORTH 3058	\$1,320,000	01/06/2024
2	38 Higinbotham St COBURG 3058	\$1,256,000	13/04/2024
3	629-631 Gilbert Rd RESERVOIR 3073	\$1,165,000	06/03/2024

**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:

07/06/2024 13:40

7 Spring Street, Coburg Vic 3058



Adrian Petrucelli  
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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

March quarter 2024: \$1,224,500



4 2 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 481 sqm approx

Agent Comments

## Comparable Properties



**2 View St COBURG NORTH 3058 (REI)**

Agent Comments

4 2 2

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)



**38 Higinbotham St COBURG 3058 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,256,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 371 sqm approx



**629-631 Gilbert Rd RESERVOIR 3073 (REI)**

Agent Comments

4 2 2

**Price:** \$1,165,000

**Method:** Private Sale

**Date:** 06/03/2024

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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