

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

70A Queen Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,125,000 & \$1,215,000

Median sale price

Median price \$1,211,000 Property Type House Suburb Coburg

Period - From 01/04/2022 to 31/03/2023 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	25 Webb St COBURG 3058	\$1,288,000	01/03/2023
2	4 Jamieson St COBURG 3058	\$1,200,000	25/02/2023
3	17 Molesworth St COBURG 3058	\$1,168,000	01/04/2023

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:

05/07/2023 11:59



L.U.Ga
rage at
Rear
ROW.
Plus
OSP. 3

3

2

Property Type: House (Res)

Land Size: 305 sqm approx

Agent Comments

Art Deco Style home in sought after location.

Comparable Properties



25 Webb St COBURG 3058 (REI/VG)

Agent Comments



4



2



3

Price: \$1,288,000

Method: Private Sale

Date: 01/03/2023

Property Type: House

Land Size: 371 sqm approx



4 Jamieson St COBURG 3058 (REI/VG)

Agent Comments



3



1



1

Price: \$1,200,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 392 sqm approx



17 Molesworth St COBURG 3058 (REI/VG)

Agent Comments



3



1



2

Price: \$1,168,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 380 sqm approx