

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 8 Plaisted Street, Coburg North Vic 3058

Indicative selling price

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

Range between \$970,000 & \$1,050,000

Median sale price

Median price \$1,085,000 Property Type House Suburb Coburg North

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	16 Morris St COBURG NORTH 3058	\$1,040,000	14/09/2023
2	17 Warwick Rd PASCOE VALE 3044	\$1,030,000	18/09/2023
3	16 Gould St COBURG NORTH 3058	\$966,199	05/10/2023

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 14:29

8 Plaisted Street, Coburg North Vic 3058



Adrian Petrucelli
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Indicative Selling Price

\$970,000 - \$1,050,000

Median House Price

December quarter 2023: \$1,085,000



3 1 1

Property Type: House

Land Size: 501 sqm approx

Agent Comments

Comparable Properties



16 Morris St COBURG NORTH 3058 (REI/VG)

Agent Comments

4 1 4

Price: \$1,040,000

Method: Private Sale

Date: 14/09/2023

Property Type: House (Res)

Land Size: 573 sqm approx



17 Warwick Rd PASCOE VALE 3044 (REI)

Agent Comments

4 1 1

Price: \$1,030,000

Method: Private Sale

Date: 18/09/2023

Property Type: House



16 Gould St COBURG NORTH 3058 (REI/VG)

Agent Comments

3 1 3

Price: \$966,199

Method: Private Sale

Date: 05/10/2023

Property Type: House

Land Size: 449 sqm approx

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



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