

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

83 Blair Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,145,000 Property Type House Suburb Coburg

Period - From 01/04/2023 to 30/06/2023 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	45 Hickford St BRUNSWICK EAST 3057	\$1,875,000	10/05/2023
2	283 Albion St BRUNSWICK 3056	\$1,850,000	30/04/2023
3	48 Hickford St BRUNSWICK EAST 3057	\$1,780,000	17/06/2023

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:

23/08/2023 19:04



Property Type: House
Land Size: 401 sqm approx
Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

June quarter 2023: \$1,145,000

Comparable Properties



45 Hickford St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$1,875,000
Method: Sold Before Auction
Date: 10/05/2023
Property Type: House (Res)
Land Size: 207 sqm approx



283 Albion St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,850,000
Method: Sold Before Auction
Date: 30/04/2023
Property Type: House (Res)
Land Size: 367 sqm approx



48 Hickford St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,780,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)