

# 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

9 Mcpherson 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 \$1,250,000

&

\$1,350,000

### 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	78 Clarendon St COBURG 3058	\$1,370,000	02/09/2023
2	23 Molesworth St COBURG 3058	\$1,350,000	22/08/2023
3	65 Reynard St COBURG 3058	\$1,350,000	16/08/2023

**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:

03/10/2023 15:41

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

June quarter 2023: \$1,145,000



3   1   1

**Property Type:** House (Res)

**Land Size:** 297 sqm approx

Agent Comments

## Comparable Properties



**78 Clarendon St COBURG 3058 (REI)**

Agent Comments

3   1   -

**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)



**23 Molesworth St COBURG 3058 (REI)**

Agent Comments

3   1   1

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 22/08/2023

**Property Type:** House (Res)



**65 Reynard St COBURG 3058 (REI)**

Agent Comments

3   1   1

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 16/08/2023

**Property Type:** House (Res)