

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

98a Bruce Street, Coburg Vic 3058

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Coburg

Period - From 01/07/2023 to 30/09/2023 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	1/15 Olive Gr PASCOE VALE 3044	\$822,000	01/07/2023
2	3/37 Victoria St COBURG 3058	\$818,500	10/10/2023
3			

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:

31/10/2023 11:08



Property Type: house

Agent Comments

Comparable Properties



1/15 Olive Gr PASCOE VALE 3044 (REI/VG)



Price: \$822,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

Agent Comments

1/15 Olive Grove and 98A Bruce Street are very similar in terms of size with 2 bedrooms, an additional study, 2 bathrooms and one car space each. Olive grove is a 2018 build and Bruce is a 2017 build so a very similar style.



3/37 Victoria St COBURG 3058 (REI)



Price: \$818,500

Method: Auction Sale

Date: 10/10/2023

Property Type: Townhouse (Res)

Agent Comments

Both properties are very similar in terms of size with Victoria St being 98sqm internal and Bruce being 96sqm internal. They both have two bedrooms, a car space and a decent outdoor area for a townhouse. They have a similar modern design and both are quite new.

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 is a modern two bedroom townhouse-proportioned property with an additional study and 2 bathrooms.