

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 153 The Avenue Avenue, Coburg Vic 3058

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Coburg

Period - From 01/01/2021 to 31/03/2021 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.

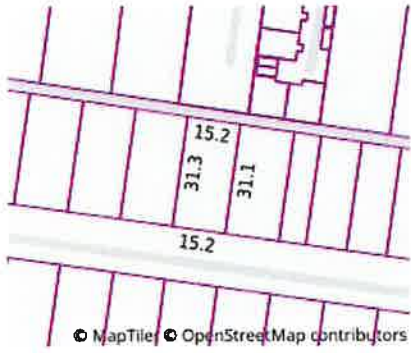
	Address of comparable property	Price	Date of sale
1	29 Darlington Gr COBURG 3058	\$1,285,500	05/06/2021
2	8 Barrow St COBURG 3058	\$1,255,000	01/06/2021
3	102 The Avenue COBURG 3058	\$1,360,000	14/04/2021

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: 30/06/2021 15:27

153 The Avenue Avenue, Coburg Vic 3058



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2021: \$1,160,000

Comparable Properties



29 Darlington Gr COBURG 3058 (REI)

Agent Comments



Price: \$1,285,500
Method: Auction Sale
Date: 05/06/2021
Rooms: 5
Property Type: House (Res)
Land Size: 372 sqm approx



8 Barrow St COBURG 3058 (REI)

Agent Comments



Price: \$1,255,000
Method: Sold Before Auction
Date: 01/06/2021
Property Type: House (Res)
Land Size: 387 sqm approx



102 The Avenue COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,360,000
Method: Private Sale
Date: 14/04/2021
Property Type: House
Land Size: 524 sqm approx

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