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	49 The Avenue, Coburg Vic 3058

Indicative selling price

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

Single price $1,075,000

Median sale price

Median price $1,310,000 Property Type House Suburb Coburg

Period - From 01/07/2021 to 30/06/2022 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	32 Newman St THORNBURY 3071	$1,037,000	25/02/2022
2	6 Davison St BRUNSWICK 3056	$1,025,000	28/05/2022
3	125 Stewart St BRUNSWICK EAST 3057	$1,020,000	16/07/2022

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: 08/08/2022 17:15

49 The Avenue, Coburg Vic 3058



2 1

Property Type: House (Res)
Land Size: 253 sqm approx

Agent Comments

Indicative Selling Price
$1,075,000
Median House Price
Year ending June 2022: $1,310,000

Comparable Properties



32 Newman St THORNBURY 3071 (REI/VG)

2 1 -

Price: $1,037,000
Method: Private Sale
Date: 25/02/2022
Property Type: House
Land Size: 165 sqm approx

Agent Comments



6 Davison St BRUNSWICK 3056 (REI)

2 1 1

Price: $1,025,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)

Agent Comments



125 Stewart St BRUNSWICK EAST 3057 (REI)

2 1 -

Price: $1,020,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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