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	6 Gould Street, Coburg North Vic 3058

Indicative selling price

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

Range between $950,000 & $995,000

Median sale price

Median price $1,067,000 Property Type House Suburb Coburg North

Period - From 01/01/2024 to 31/03/2024 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	16 Golf Rd COBURG NORTH 3058	$1,110,000	11/05/2024
2	19 Lorensen Av COBURG NORTH 3058	$1,075,000	10/04/2024
3	8 Plaisted St COBURG NORTH 3058	$940,000	23/03/2024

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: 12/06/2024 16:15

6 Gould Street, Coburg North Vic 3058

Brian Te
03 9070 5095
0477429859
briante@jelliscraig.com.au



3 1 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$950,000 - $995,000
Median House Price
March quarter 2024: $1,067,000

Comparable Properties



16 Golf Rd COBURG NORTH 3058 (REI)

3 1 5

Price: $1,110,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 514 sqm approx

Agent Comments



19 Lorensen Av COBURG NORTH 3058 (REI/VG)

3 1 2

Price: $1,075,000
Method: Private Sale
Date: 10/04/2024
Property Type: House
Land Size: 412 sqm approx

Agent Comments



8 Plaisted St COBURG NORTH 3058 (REI)

3 1 1

Price: $940,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 501 sqm approx

Agent Comments

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