

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

11 Portland Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,171,825

Property Type

House

Suburb

Coburg

Period - From

01/04/2024

to

30/06/2024

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	31 Queen St COBURG 3058	\$981,500	12/04/2024
2	5 Ryan St COBURG 3058	\$965,000	13/07/2024
3	68 Soudan St COBURG 3058	\$910,000	01/06/2024

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:

16/07/2024 08:47

11 Portland Street, Coburg Vic 3058

**Jellis
Craig**

Yash Akpinar
03 9387 5888
0434 813 050

YashAkpinar@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

June quarter 2024: \$1,171,825



3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 371 sqm approx

Agent Comments

Comparable Properties



31 Queen St COBURG 3058 (REI/VG)

Agent Comments

3 1 1

Price: \$981,500

Method: Private Sale

Date: 12/04/2024

Property Type: House

Land Size: 323 sqm approx



5 Ryan St COBURG 3058 (REI)

Agent Comments

3 1 2

Price: \$965,000

Method: Auction Sale

Date: 13/07/2024

Property Type: House

Land Size: 445 sqm approx



68 Soudan St COBURG 3058 (REI)

Agent Comments

3 2 -

Price: \$910,000

Method: Private Sale

Date: 01/06/2024

Property Type: House (Res)

Account - Jellis Craig | P: 03 9387 5888



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