

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 Florence Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

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	38 Phillips St COBURG 3058	\$1,060,000	15/06/2024
2	25 High St COBURG 3058	\$1,056,000	03/05/2024
3	80 Blair St COBURG 3058	\$1,035,000	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:

17/07/2024 11:40

11 Florence Street, Coburg Vic 3058



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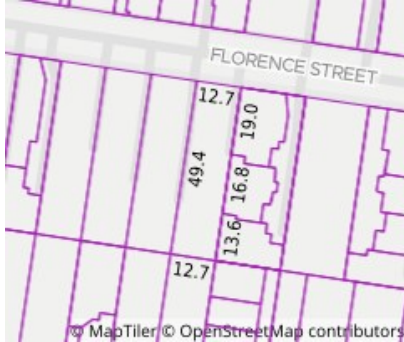
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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2024: \$1,171,825



Property Type: House

Agent Comments

Comparable Properties

38 Phillips St COBURG 3058 (REI)

Agent Comments



Price: \$1,060,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House (Res)



25 High St COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,056,000

Method: Private Sale

Date: 03/05/2024

Property Type: House

Land Size: 375 sqm approx



80 Blair St COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,035,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 463 sqm approx

Account - Jellis Craig | P: 03 9387 5888



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