

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 11 Florence Street, Coburg Vic 3058
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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:



Property Type: House

Agent Comments

Indicative Selling Price

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

Median House Price

June quarter 2024: \$1,171,825

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



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