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	70 Phillips Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	23 Davis St COBURG 3058	$1,170,250	04/04/2024
2	30 Newman St BRUNSWICK WEST 3055	$1,250,000	06/03/2024
3	16 Stennis St PASCOE VALE 3044	$1,200,000	26/02/2024

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: 25/07/2024 16:31

70 Phillips Street, Coburg Vic 3058

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3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 449 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2024: $1,171,825

Comparable Properties



23 Davis St COBURG 3058 (REI)

2 1 2

Price: $1,170,250
Method: Private Sale
Date: 04/04/2024
Property Type: House

Agent Comments



30 Newman St BRUNSWICK WEST 3055 (REI)

2 1 2

Price: $1,250,000
Method: Sold Before Auction
Date: 06/03/2024
Property Type: House (Res)

Agent Comments



16 Stennis St PASCOE VALE 3044 (REI)

4 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 26/02/2024
Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments

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