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	4 Ballard Avenue, Coburg North Vic 3058

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $1,080,000 Property Type House Suburb Coburg North

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	47 Ronald St COBURG NORTH 3058	$960,000	13/07/2024
2	3 Lewis St COBURG NORTH 3058	$810,000	15/06/2024
3	48 Lorensen Av COBURG NORTH 3058	$780,000	22/02/2024

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: 18/07/2024 16:49

4 Ballard Avenue, Coburg North Vic 3058

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



2 1 2

Rooms: 3
Property Type: House
Land Size: 399 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
June quarter 2024: $1,080,000

Comparable Properties



47 Ronald St COBURG NORTH 3058 (REI)

2 1 1

Price: $960,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)

Agent Comments



3 Lewis St COBURG NORTH 3058 (REI)

2 1 2

Price: $810,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments



48 Lorensen Av COBURG NORTH 3058 (REI/VG)

2 1 2

Price: $780,000
Method: Private Sale
Date: 22/02/2024
Property Type: House
Land Size: 445 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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