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	21 Bishop 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	39 Fischer St COBURG 3058	$1,140,000	29/06/2024
2	26 Autumn St COBURG 3058	$1,041,000	01/07/2024
3	5 Ryan St COBURG 3058	$965,000	13/07/2024

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 14:28

21 Bishop Street, Coburg Vic 3058

Irene Androulidakis
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3 1 2

Property Type: House
Land Size: 477 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2024: $1,171,825

Beautiful 3 bedroom weatherboard home in great location, across the road from Harmony Park, walking distance to Coburg North Primary School, shops and transport.

Comparable Properties



39 Fischer St COBURG 3058 (REI)

3 1 1

Price: $1,140,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)

Agent Comments

Great comparable as this is literally next street, however Fischer is superior in its condition, very similar accommodation.



26 Autumn St COBURG 3058 (REI)

3 1 2

Price: $1,041,000
Method: Sold Before Auction
Date: 01/07/2024
Property Type: House (Res)
Land Size: 477 sqm approx

Agent Comments

Great comparable as again in very close proximity, same size block however Autumn is inferior condition.



5 Ryan St COBURG 3058 (REI)

3 1 2

Price: $965,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House
Land Size: 445 sqm approx

Agent Comments

Good comparable as in close proximity and same allotment, Bishop is superior in location and condition .

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