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	1c The Avenue Avenue, Coburg Vic 3058

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $580,000 Property Type Unit Suburb Coburg

Period - From 01/07/2023 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	2/47 Loch St COBURG 3058	$901,000	13/07/2024
2	82a Ross St COBURG 3058	$842,500	25/05/2024
3	5/44-46 The Avenue COBURG 3058	$801,000	24/05/2024

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: 27/08/2024 13:29

1c The Avenue Avenue, Coburg Vic 3058

Kieran Moloney
8378 0500
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3 1 1

Property Type: Townhouse

Agent Comments

1990's townhouse offering 3 bed, 1 bath & 1 car. No OC.

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
Year ending June 2024: $580,000

Comparable Properties



2/47 Loch St COBURG 3058 (REI)

3 2 1

Price: $901,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Townhouse (Res)

Agent Comments

Newer townhouse with an ensuite.



82a Ross St COBURG 3058 (REI/VG)

3 2 2

Price: $842,500
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)

Agent Comments

Newer townhouse with an ensuite in an inferior location.



5/44-46 The Avenue COBURG 3058 (REI)

3 1 1

Price: $801,000
Method: Private Sale
Date: 24/05/2024
Property Type: Townhouse (Res)

Agent Comments

Same accommodation in the same street. Older townhouse in a bigger complex.

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