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	69 Elizabeth Street, Coburg Vic 3058

Indicative selling price

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

Range between $695,000 & $760,000

Median sale price

Median price $1,250,000 Property Type House 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	4 Ballard Av COBURG NORTH 3058	$850,000	09/08/2024
2	9 Oakover Rd PRESTON 3072	$780,000	20/06/2024
3	34 Main St COBURG 3058	$805,000	05/06/2024

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: 05/09/2024 14:12

69 Elizabeth Street, Coburg Vic 3058

Nelson Alexander



2 1 2

Property Type: House
Land Size: 357 sqm approx

Agent Comments

Indicative Selling Price
$695,000 - $760,000
Median House Price
Year ending June 2024: $1,250,000

Comparable Properties



4 Ballard Av COBURG NORTH 3058 (REI)

2 1 1

Price: $850,000
Method: Private Sale
Date: 09/08/2024
Property Type: House

Agent Comments



9 Oakover Rd PRESTON 3072 (REI/VG)

2 1 1

Price: $780,000
Method: Private Sale
Date: 20/06/2024
Property Type: Unit
Land Size: 243 sqm approx

Agent Comments



34 Main St COBURG 3058 (REI/VG)

2 1 1

Price: $805,000
Method: Private Sale
Date: 05/06/2024
Property Type: House
Land Size: 391 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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