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: 80 Saunders Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	1a Gilbert St COBURG 3058	$1,254,000	11/05/2024
2	4/26 Hall St COBURG 3058	$1,223,000	13/03/2024
3			

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: 13/08/2024 14:18

80 Saunders Street, Coburg Vic 3058

Yash Akpinar
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4 3 2

Property Type: House (Res)
Land Size: 197 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2024: $1,171,825

Comparable Properties



1a Gilbert St COBURG 3058 (REI/VG)

4 2 2

Price: $1,254,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 191 sqm approx

Agent Comments



4/26 Hall St COBURG 3058 (REI/VG)

4 2 2

Price: $1,223,000
Method: Sold Before Auction
Date: 13/03/2024
Property Type: Villa

Agent Comments

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.

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