

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

57 Bruce Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

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	46 Blair St COBURG 3058	\$1,800,000	11/05/2024
2			
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:

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

June quarter 2024: \$1,171,825



4 2 3

Property Type: House

Agent Comments

Comparable Properties



46 Blair St COBURG 3058 (REI/VG)

Agent Comments

4 2 -

Price: \$1,800,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 403 sqm approx

This is the only comparable property which has sold in the same suburb in the last 6 months with 4 bedrooms and 2 bathrooms. 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.