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	66 Soudan Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	80 Saunders St COBURG 3058	$1,300,000	13/09/2024
2	11 Rolls St COBURG 3058	$1,230,000	15/06/2024
3	16 Kendall St COBURG 3058	$1,300,000	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: 20/09/2024 10:47

66 Soudan Street, Coburg Vic 3058

Irene Androulidakis
9379 2000
0419 345 017
ireneandroulidakis@jelliscraig.com.au



4 4 2

Property Type: House (Res)
Land Size: 231 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending June 2024: $1,250,000

Only 3 years young, excellent finish and accommodation in the best street , no body corp. rear access to garage with self contained studio/bedroom 4, another three bedrooms and bathrooms, with open plan living plus kitchen meals.

Comparable Properties



80 Saunders St COBURG 3058 (REI)

4 3 2

Price: $1,300,000
Method: Sold Before Auction
Date: 13/09/2024
Property Type: House

Agent Comments

Great comparable as both same year built, offer same accommodation however Soudan has extra room/studio above garage plus rumpus in main living area. Soudan allotment slightly larger so superior



11 Rolls St COBURG 3058 (REI/VG)

3 3 2

Price: $1,230,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Townhouse (Res)
Land Size: 197 sqm approx

Agent Comments

Excellent comparable as both built same year, very similar accommodation and in close proximity. Soudan is however slightly superior as on a larger allotment and in great location.



16 Kendall St COBURG 3058 (REI/VG)

3 3 2

Price: $1,300,000
Method: Private Sale
Date: 05/06/2024
Property Type: House (Res)
Land Size: 215 sqm approx

Agent Comments

Great comparable as in close proximity, very similar accommodation as the retreat could be a 4th bedroom, similar finishes

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.