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	1b Lygon Street, Coburg Vic 3058

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $630,000 Property Type Unit 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	129 Moore St COBURG 3058	$840,000	14/08/2024
2	5/44-46 The Avenue COBURG 3058	$801,000	24/05/2024
3	30 Watchtower Rd COBURG 3058	$870,000	01/05/2024

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: 01/10/2024 16:03

1b Lygon Street, Coburg Vic 3058

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3 1 1

Property Type: Townhouse (Res)
Land Size: 105 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
June quarter 2024: $630,000

Comparable Properties



129 Moore St COBURG 3058 (REI)

3 1 1

Price: $840,000
Method: Private Sale
Date: 14/08/2024
Property Type: House

Agent Comments



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



30 Watchtower Rd COBURG 3058 (REI/VG)

3 1 2

Price: $870,000
Method: Sold Before Auction
Date: 01/05/2024
Property Type: House (Res)
Land Size: 142 sqm approx

Agent Comments

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