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	41 Boyne Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,200,000 Property Type House Suburb Coburg

Period - From 26/09/2023 to 25/09/2024 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	48 Ronald St COBURG NORTH 3058	$1,070,000	03/09/2024
2	16 Golf Rd COBURG NORTH 3058	$1,110,000	11/05/2024
3	19 Lorensen Av COBURG NORTH 3058	$1,075,000	10/04/2024

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: 26/09/2024 16:47

Nelson Alexander



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Property Type:
Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
26/09/2023 - 25/09/2024: $1,200,000

Comparable Properties



48 Ronald St COBURG NORTH 3058 (REI)

3 2 2

Price: $1,070,000
Method: Private Sale
Date: 03/09/2024
Property Type: House

Agent Comments



16 Golf Rd COBURG NORTH 3058 (REI/VG)

3 1 5

Price: $1,110,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 514 sqm approx

Agent Comments



19 Lorensen Av COBURG NORTH 3058 (REI/VG)

3 1 2

Price: $1,075,000
Method: Private Sale
Date: 10/04/2024
Property Type: House
Land Size: 412 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155

REIV THE DIFFERENCE | propertydata.com.au

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