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	23 Governors Road, Coburg Vic 3058

Indicative selling price

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

Range between $1,165,000 & $1,280,000

Median sale price

Median price $1,150,000 Property Type House Suburb Coburg

Period - From 01/07/2024 to 30/09/2024 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	5 Tanderum Dr COBURG 3058	$1,280,000	22/06/2024
2	30 Stockade Av COBURG 3058	$1,245,000	18/05/2024
3	1a Gilbert St COBURG 3058	$1,254,000	11/05/2024

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: 15/10/2024 15:11

23 Governors Road, Coburg Vic 3058



4 2 3

Property Type: House (Previously Occupied - Detached)
Land Size: 411 sqm approx

Agent Comments

Indicative Selling Price
$1,165,000 - $1,280,000
Median House Price
September quarter 2024: $1,150,000

Comparable Properties



5 Tanderum Dr COBURG 3058 (REI/VG)

4 2 3

Price: $1,280,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 317 sqm approx

Agent Comments



30 Stockade Av COBURG 3058 (REI/VG)

4 3 2

Price: $1,245,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 254 sqm approx

Agent Comments

Smaller land size, has an extra bathroom



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

Smaller land size, in a better spot of Coburg

Account - Jellis Craig | P: 03 9387 5888

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