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	12 Murray Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,230,500 Property Type House Suburb Coburg

Period - From 01/10/2023 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	9 Brown St COBURG 3058	$1,142,000	07/09/2024
2	11 High St COBURG 3058	$1,103,000	29/08/2024
3	7 Spring St COBURG 3058	$1,200,000	27/08/2024

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: 14/10/2024 15:09

12 Murray Street, Coburg Vic 3058

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3 1 2

Property Type: House
Land Size: 357 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2024: $1,230,500

Comparable Properties



9 Brown St COBURG 3058 (REI)

3 1 -

Price: $1,142,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments



11 High St COBURG 3058 (REI)

3 1 2

Price: $1,103,000
Method: Sold Before Auction
Date: 29/08/2024
Property Type: House (Res)

Agent Comments



7 Spring St COBURG 3058 (REI)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 27/08/2024
Property Type: House

Agent Comments

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