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	24 Newlands Road, Coburg North Vic 3058

Indicative selling price

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

Range between $980,000 & $1,050,000

Median sale price

Median price $1,070,000 Property Type House Suburb Coburg North

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	1/8 Cool St RESERVOIR 3073	$1,030,000	07/10/2024
2	65 Snapshot Dr COBURG NORTH 3058	$956,000	21/09/2024
3	48 Snapshot Dr COBURG NORTH 3058	$1,010,000	05/07/2024

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: 24/10/2024 11:09

24 Newlands Road, Coburg North Vic 3058

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



4 3 2

Property Type: House
Land Size: 294 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,050,000
Median House Price
Year ending September 2024: $1,070,000

Built 2018, immaculate condition and quality, stand alone premium location, no body corp fees. Three bedrooms upstairs with two bathrooms and a forth bedroom downstairs with separate bathroom and laundry, open plan living dining open up to private courtyard.

Comparable Properties



1/8 Cool St RESERVOIR 3073 (REI)

3 2 2

Price: $1,030,000
Method: Private Sale
Date: 07/10/2024
Property Type: Townhouse (Single)
Land Size: 210 sqm approx

Agent Comments

Good comparable in close proximity, similar accommodation and condition. Newlands Rd is a busier street however superior as closer to CBD.



65 Snapshot Dr COBURG NORTH 3058 (REI)

3 2 2

Price: $956,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments

Excellent comparable as similar accommodation and size allotment, however Newlands is slightly superior as no body corp fees, stand alone not detached.



48 Snapshot Dr COBURG NORTH 3058 (REI/VG)

3 2 2

Price: $1,010,000
Method: Sold Before Auction
Date: 05/07/2024
Property Type: House (Res)
Land Size: 295 sqm approx

Agent Comments

great comparable as both very similar size and accommodation and in very close proximity.

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