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	8 Service Street, Coburg Vic 3058

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $593,000 Property Type Unit Suburb Coburg

Period - From 19/11/2023 to 18/11/2024 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	4/44 The Avenue COBURG 3058	$780,000	11/07/2024
2	2/99 Rose St COBURG 3058	$770,000	04/07/2024
3			

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: 19/11/2024 11:23

8 Service Street, Coburg Vic 3058

Nelson Alexander



3 1 2

Property Type: Townhouse (Res)
Land Size: 109 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
19/11/2023 - 18/11/2024: $593,000

Comparable Properties



4/44 The Avenue COBURG 3058 (VG)

3 - -

Price: $780,000
Method: Sale
Date: 11/07/2024
Property Type: Townhouse (Single)

Agent Comments

2/99 Rose St COBURG 3058 (VG)

3 - -

Price: $770,000
Method: Sale
Date: 04/07/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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.

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

REIV THE DIFFERENCE | propertydata.com.au

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