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	10A Muchell Grove, Coburg Vic 3058

Indicative selling price

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

Range between $1,150,000 & $1,200,000

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	33 Kendall St PRESTON 3072	$1,174,000	30/11/2024
2	6 Danny St COBURG 3058	$1,220,000	09/11/2024
3	5 Walker St COBURG 3058	$1,250,000	06/11/2024

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: 11/12/2024 11:22

10A Muchell Grove, Coburg Vic 3058

Irene Androulidakis
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3 2 2

Property Type: House
Land Size: 441 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
September quarter 2024: $1,150,000

Spacious detached 3 bedroom 2 bathroom brick home, updated kitchen, open plan dining living area plus study in excellent location on a great size allotment.

Comparable Properties



33 Kendall St PRESTON 3072 (REI)

4 1 1

Price: $1,174,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 468 sqm approx

Agent Comments

Great comparable in neighbouring suburb, similar size allotment and accommodation however inferior in its condition.



6 Danny St COBURG 3058 (REI)

3 1 2

Price: $1,220,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)

Agent Comments

Excellent comparable as in very close proximity, next street, similar accommodation and condition. Danny however is a larger allotment so superior in size.



5 Walker St COBURG 3058 (REI)

3 1 1

Price: $1,250,000
Method: Auction Sale
Date: 06/11/2024
Property Type: House (Res)

Agent Comments

Recent sale in close proximity, similar accommodation. Superior condition however on a smaller allotment.

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