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<br>Including suburb and postcode | 12 Beckwith Street, Coburg Vic 3058 |

## Indicative selling price

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

Range between $930,000 & $980,000

## Median sale price

Median price $1,157,500 Property Type House Suburb Coburg

Period - From 17/02/2024 to 16/02/2025 Source Property Data

## 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 | 264 Reynard St COBURG 3058 | $960,000 | 16/11/2024 |
| 2 | 61 Queen St COBURG 3058 | $931,000 | 17/10/2024 |
| 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: 17/02/2025 12:41

12 Beckwith Street, Coburg Vic 3058

Nelson Alexander



2 1 0

**Rooms:** 3
**Property Type:** House (Res)
**Land Size:** 253 sqm approx

Agent Comments

**Indicative Selling Price**
$930,000 - $980,000
**Median House Price**
17/02/2024 - 16/02/2025: $1,157,500

# Comparable Properties



**264 Reynard St COBURG 3058 (REI/VG)**

2 1 2

**Price:** $960,000
**Method:** Auction Sale
**Date:** 16/11/2024
**Property Type:** House (Res)
**Land Size:** 375 sqm approx

Agent Comments



**61 Queen St COBURG 3058 (REI/VG)**

2 1 1

**Price:** $931,000
**Method:** Private Sale
**Date:** 17/10/2024
**Property Type:** House
**Land Size:** 307 sqm approx

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

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