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	4 Keith Street, Coburg Vic 3058

Indicative selling price

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

Single price $1,650,000

Median sale price

Median price $1,286,000 Property Type House Suburb Coburg

Period - From 01/10/2023 to 31/12/2023 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	72 Darlington Gr COBURG 3058	$1,570,000	17/02/2024
2	7 Butler Gr COBURG 3058	$1,620,000	06/03/2024
3	10 Kelson St COBURG 3058	$1,650,000	27/10/2023

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: 11/04/2024 11:11

4 Keith Street, Coburg Vic 3058

Peter Perrignon
03 9421 7100
0418 566 846
peter.perrignon@belleproperty.com



4 2 4

Rooms: 6
Property Type: House

Agent Comments

Indicative Selling Price
$1,650,000
Median House Price
December quarter 2023: $1,286,000

Comparable Properties



72 Darlington Gr COBURG 3058 (REI)

3 2 2

Price: $1,570,000
Method: Sold Before Auction
Date: 17/02/2024
Property Type: House (Res)
Land Size: 427 sqm approx

Agent Comments



7 Butler Gr COBURG 3058 (REI)

3 1 1

Price: $1,620,000
Method: Sold Before Auction
Date: 06/03/2024
Property Type: House (Res)

Agent Comments



10 Kelson St COBURG 3058 (REI/VG)

3 2 2

Price: $1,650,000
Method: Private Sale
Date: 27/10/2023
Property Type: House
Land Size: 348 sqm approx

Agent Comments

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