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	3 Marks Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,216,000 Property Type House Suburb Coburg

Period - From 01/10/2022 to 31/12/2022 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	6 Shaftsbury ST COBURG 3058	$1,275,000	10/12/2022
2	2 Molesworth St COBURG 3058	$1,250,000	09/12/2022
3	106 Barrow St COBURG 3058	$1,177,000	05/01/2023

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: 23/02/2023 09:30

3 Marks Street, Coburg Vic 3058

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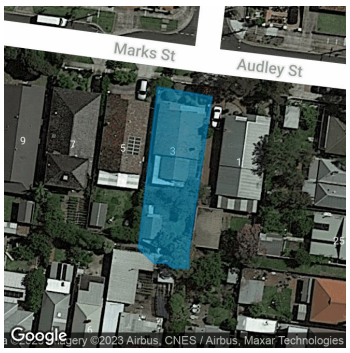

4 1 1

Property Type: House
Land Size: 436.875 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
December quarter 2022: $1,216,000

Comparable Properties



6 Shaftsbury ST COBURG 3058 (REI)

3 1 1

Price: $1,275,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)

Agent Comments



2 Molesworth St COBURG 3058 (REI)

3 1 1

Price: $1,250,000
Method: Auction Sale
Date: 09/12/2022
Property Type: House
Land Size: 390 sqm approx

Agent Comments



106 Barrow St COBURG 3058 (REI)

3 1 1

Price: $1,177,000
Method: Sold Before Auction
Date: 05/01/2023
Property Type: House (Res)

Agent Comments

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