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	1/42 Galeka Street, Coburg North Vic 3058

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $744,500 Property Type Unit Suburb Coburg North

Period - From 01/04/2024 to 30/06/2024 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	3/7 Shorts Rd COBURG NORTH 3058	$779,000	12/06/2024
2	3/45 Boundary Rd COBURG NORTH 3058	$710,000	03/02/2024
3	5/16 Norris St COBURG NORTH 3058	$692,000	09/03/2024

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: 15/07/2024 10:08

1/42 Galeka Street, Coburg North Vic 3058

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2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
June quarter 2024: $744,500

Comparable Properties



3/7 Shorts Rd COBURG NORTH 3058 (REI)

2 2 1

Price: $779,000
Method: Sold Before Auction
Date: 12/06/2024
Property Type: Townhouse (Res)

Agent Comments



3/45 Boundary Rd COBURG NORTH 3058 (REI/VG)

2 2 1

Price: $710,000
Method: Private Sale
Date: 03/02/2024
Property Type: Townhouse (Single)

Agent Comments



5/16 Norris St COBURG NORTH 3058 (REI/VG)

2 1 1

Price: $692,000
Method: Auction Sale
Date: 09/03/2024
Property Type: Townhouse (Res)

Agent Comments

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