

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

161 Munro Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$970,000

Property Type House

Suburb Coburg

Period - From 01/04/2020

to 30/06/2020

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	75 Donne St COBURG 3058	\$1,320,000	23/04/2020
2	43 Hardwick St COBURG 3058	\$1,150,000	29/06/2020
3	8 Hamilton St BRUNSWICK WEST 3055	\$1,130,000	04/07/2020

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:

20/07/2020 14:15



Property Type: House (Res)

Land Size: 330 sqm approx

Agent Comments

Comparable Properties



75 Donne St COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,320,000

Method: Private Sale

Date: 23/04/2020

Property Type: House (Res)

Land Size: 430 sqm approx



43 Hardwick St COBURG 3058 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 29/06/2020

Property Type: House (Res)



8 Hamilton St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,130,000

Method: Auction Sale

Date: 04/07/2020

Rooms: 5

Property Type: House (Res)

Land Size: 407 sqm approx