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	2 Spry Street, Coburg North Vic 3058

Indicative selling price

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

Single price $1,375,000

Median sale price

Median price	$1,067,000	Property Type	House	Suburb	Coburg North
Period - From	01/01/2024	to	31/03/2024	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	84 Mathieson St COBURG NORTH 3058	$1,539,000	15/03/2024
2	5 Mcdonnell Rd COBURG NORTH 3058	$1,231,000	09/12/2023
3			

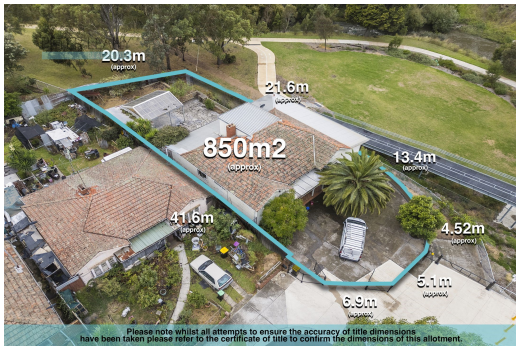
OR

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: 21/05/2024 15:39

2 Spry Street, Coburg North Vic 3058

Peter Leahy
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4 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 850 sqm approx

Agent Comments

Indicative Selling Price
$1,375,000
Median House Price
March quarter 2024: $1,067,000

Comparable Properties



84 Mathieson St COBURG NORTH 3058 (REI)

3 1 4

Price: $1,539,000
Method: Sold Before Auction
Date: 15/03/2024
Property Type: House (Res)
Land Size: 1476 sqm approx

Agent Comments



5 Mcdonnell Rd COBURG NORTH 3058 (REI)

3 1 2

Price: $1,231,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 732 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.

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