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	301/37-41 Munro Street, Coburg Vic 3058

Indicative selling price

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

Range between $350,000 & $380,000

Median sale price

Median price $612,500 Property Type Unit Suburb Coburg

Period - From 01/04/2022 to 31/03/2023 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	6A/2 Woiwurung Cr COBURG 3058	$380,000	24/05/2023
2	15/27 The Grove COBURG 3058	$365,000	04/01/2023
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: 20/06/2023 08:33

301/37-41 Munro Street, Coburg Vic 3058

Peter Leahy
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1 1 1

Rooms: 2
Property Type: Apartment
Land Size: Strata sqm approx

Agent Comments

Indicative Selling Price
$350,000 - $380,000
Median Unit Price
Year ending March 2023: $612,500

Comparable Properties

6A/2 Woiwurung Cr COBURG 3058 (REI)

1 1 1

Agent Comments

Price: $380,000
Method: Private Sale
Date: 24/05/2023
Property Type: Unit

15/27 The Grove COBURG 3058 (REI)

1 1 1

Agent Comments

Price: $365,000
Method: Private Sale
Date: 04/01/2023
Property Type: Unit

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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