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: 71 Connolly Avenue, 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 $1,184,500 Property Type House Suburb Coburg

Period - From 01/07/2022 to 30/06/2023 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	6 Rasmussen Ct COBURG 3058	$1,100,000	25/05/2023
2			
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: 05/09/2023 17:36

71 Connolly Avenue, Coburg Vic 3058

Peter Leahy
03 9350 5588
0402 10 11 12
peter@peterleahy.com.au

3 1 1

Rooms: 6
Property Type: House

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending June 2023: $1,184,500

Comparable Properties

6 Rasmussen Ct COBURG 3058 (REI/VG)

3 1 1

Price: $1,100,000
Method: Sold Before Auction
Date: 25/05/2023
Property Type: House (Res)
Land Size: 400 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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