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	28 Hutchison Place, 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 $1,184,000 Property Type House Suburb Coburg

Period - From 01/10/2022 to 30/09/2023 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	14 Higinbotham St COBURG 3058	$1,180,750	18/08/2023
2	15 Nelson St COBURG 3058	$1,077,500	23/09/2023
3	104 The Avenue COBURG 3058	$1,070,000	16/09/2023

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: 30/10/2023 10:50

28 Hutchison Place, Coburg Vic 3058

Peter Leahy
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3 1 1

Property Type: House
Land Size: 449 sqm approx

Agent Comments

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

Comparable Properties



14 Higinbotham St COBURG 3058 (REI)

3 1 2

Price: $1,180,750
Method: Private Sale
Date: 18/08/2023
Property Type: House

Agent Comments



15 Nelson St COBURG 3058 (REI)

3 1 -

Price: $1,077,500
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)

Agent Comments



104 The Avenue COBURG 3058 (REI)

3 1 1

Price: $1,070,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)

Agent Comments

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