

# 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 Galeka Street, Coburg North Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$930,000 & \$980,000

### Median sale price

Median price \$840,000 Property Type Unit Suburb Coburg North

Period - From 01/07/2021 to 30/09/2021 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	20a Clifton Gr COBURG 3058	\$1,000,000	29/05/2021
2	1 Olive Gr PASCOE VALE 3044	\$971,000	17/07/2021
3	1/1-3 Ida St COBURG NORTH 3058	\$967,000	24/09/2021

**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:

08/11/2021 14:39



4 2 1

**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$930,000 - \$980,000  
**Median Unit Price**  
September quarter 2021: \$840,000

## Comparable Properties



**20a Clifton Gr COBURG 3058 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 29/05/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 150 sqm approx

**1 Olive Gr PASCOE VALE 3044 (REI)**

**Agent Comments**

3 2 2

**Price:** \$971,000  
**Method:** Auction Sale  
**Date:** 17/07/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 250 sqm approx



**1/1-3 Ida St COBURG NORTH 3058 (REI)**

**Agent Comments**

3 2 1

**Price:** \$967,000  
**Method:** Sold Before Auction  
**Date:** 24/09/2021  
**Property Type:** Townhouse (Res)

**Account - Love & Co**