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<br>Including suburb and postcode | 8 RYAN STREET COBURG VIC 3058 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,100,000 | & | $1,200,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,150,000 | Property type | House | Suburb | Coburg |
| Period-from | 01 Apr 2024 | to | 31 Mar 2025 | Source | Corelogic |

## 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

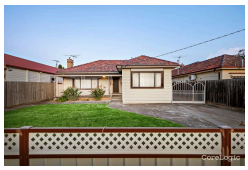
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 42 HIGH STREET COBURG VIC 3058 | $1,215,000 | 07-Dec-24 |
| 4 SALISBURY STREET COBURG VIC 3058 | $1,140,000 | 26-Nov-24 |
| 61 BARROW STREET COBURG VIC 3058 | $1,130,000 | 15-Mar-25 |

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 6 months.~~

This Statement of Information was prepared on: 17 April 2025

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**42 HIGH STREET COBURG VIC 3058**

3 1 2

Sold Price **$1,215,000** Sold Date **07-Dec-24**

Distance **0.73km**



**4 SALISBURY STREET COBURG VIC 3058**

3 - 1

Sold Price **$1,140,000** Sold Date **26-Nov-24**

Distance **1.19km**



**61 BARROW STREET COBURG VIC 3058**

3 2 -

Sold Price RS **$1,130,000** Sold Date **15-Mar-25**

Distance **1.6km**

**RS** = Recent sale **UN** = Undisclosed Sale

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