

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

1/59 LINCOLN AVENUE COBURG NORTH 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,250

Property type

Unit

Suburb

Coburg North

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/10 DORSET ROAD PASCOE VALE VIC 3044	\$829,000	29-Aug-23
1/1A PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$810,000	23-Jun-23
4/4 WALTER STREET HADFIELD VIC 3046	\$765,000	25-Jul-23

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: 04 October 2023



2/10 DORSET ROAD PASCOE VALE VIC 3044 Sold Price

^{RS} **\$829,000** Sold Date **29-Aug-23**

3 2 2

Distance **0.7km**

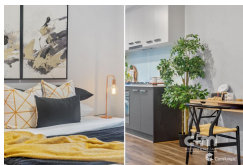


1/1A PLYMOUTH AVENUE PASCOE VALE VIC 3044 Sold Price

\$810,000 Sold Date **23-Jun-23**

3 2 2

Distance **1.24km**



4/4 WALTER STREET HADFIELD VIC 3046 Sold Price

^{RS} **\$765,000** Sold Date **25-Jul-23**

3 2 2

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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