

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

1/51-53 GAFFNEY 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,500

Property type

Unit

Suburb

Coburg

Period-from

01 Apr 2023

to

31 Mar 2024

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

Address of comparable property	Price	Date of sale
6/10 LORENSEN AVENUE COBURG NORTH VIC 3058	\$505,000	20-Dec-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: 26 April 2024



6/10 LORENSEN AVENUE COBURG Sold Price
NORTH VIC 3058

\$505,000 Sold Date **20-Dec-23**

 2  1  1

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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