

## 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

12/7 NEWLANDS ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$686,250

Property type

Unit

Suburb

Coburg North

Period-from

01 Aug 2022

to

31 Jul 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

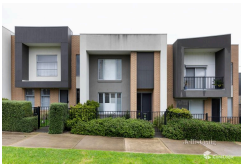
83 CAMERA WALK COBURG NORTH VIC 3058	\$888,888	07-Feb-23
158A ELIZABETH STREET COBURG NORTH VIC 3058	\$930,500	20-May-23
158B ELIZABETH STREET COBURG NORTH VIC 3058	\$980,000	11-Mar-23

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 August 2023

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**83 CAMERA WALK COBURG  
 NORTH VIC 3058**

3 2 2

Sold Price **\$888,888** Sold Date **07-Feb-23**

Distance **0.93km**



**158A ELIZABETH STREET COBURG  
 NORTH VIC 3058**

3 3 2

Sold Price <sup>RS</sup> **\$930,500** Sold Date **20-May-23**

Distance **1.41km**



**158B ELIZABETH STREET COBURG  
 NORTH VIC 3058**

3 3 1

Sold Price **\$980,000** Sold Date **11-Mar-23**

Distance **1.41km**

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

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