

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

16 Danthonia Street, Coburg North Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$720,000

Median sale price

Median price \$1,067,000 Property Type House Suburb Coburg North

Period - From 01/01/2024 to 31/03/2024 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	63 Camera Wlk COBURG NORTH 3058	\$765,000	03/06/2024
2	2/6 Industry La COBURG 3058	\$720,000	28/06/2024
3	85 Spectrum Way COBURG NORTH 3058	\$688,000	20/06/2024

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:

11/07/2024 16:50



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



63 Camera Wik COBURG NORTH 3058 (REI)

Agent Comments



Price: \$765,000

Method: Sold Before Auction

Date: 03/06/2024

Property Type: House (Res)



2/6 Industry La COBURG 3058 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 28/06/2024

Property Type: Townhouse (Res)



85 Spectrum Way COBURG NORTH 3058 (REI)

Agent Comments



Price: \$688,000

Method: Sold Before Auction

Date: 20/06/2024

Property Type: House (Res)