

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 GOULD STREET 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

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

33 WILLIAMS ROAD COBURG NORTH VIC 3058	\$930,000	08-Jul-23
5 CLARKE STREET COBURG NORTH VIC 3058	\$946,000	04-Aug-23
180 ELIZABETH STREET COBURG NORTH VIC 3058	\$980,000	20-Feb-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: 17 August 2023



**33 WILLIAMS ROAD COBURG
NORTH VIC 3058**

3 1 2

Sold Price

^{RS} **\$930,000**

Sold Date

08-Jul-23

Distance

0.82km



**5 CLARKE STREET COBURG
NORTH VIC 3058**

3 1 2

Sold Price

^{RS} **\$946,000**

Sold Date

04-Aug-23

Distance

0.07km



**180 ELIZABETH STREET COBURG
NORTH VIC 3058**

3 1 2

Sold Price

\$980,000

Sold Date

20-Feb-23

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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