

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

18 Blackwood Close, Coburg Vic 3058

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$567,500 Property Type Unit Suburb Coburg

Period - From 01/10/2023 to 31/12/2023 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 | 2/81 Cramer St PRESTON 3072 | \$1,065,000 | 22/01/2024 |
| 2 | 2/56 Dunstan St PRESTON 3072 | \$1,065,000 | 03/01/2024 |
| 3 | | | |

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:

03/03/2024 12:56



Property Type: Townhouse

Agent Comments

Comparable Properties



2/81 Cramer St PRESTON 3072 (REI)



Price: \$1,065,000

Method: Private Sale

Date: 22/01/2024

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 156 sqm approx

Agent Comments

Good comparable as both properties are newly built townhouses with four bedrooms. 2/81 Cramer Street is located in the next suburb, however we still believe it is a good comparable.



2/56 Dunstan St PRESTON 3072 (REI)



Price: \$1,065,000

Method: Private Sale

Date: 03/01/2024

Property Type: Townhouse (Single)

Agent Comments

2/56 Dunstan Street is located in the next suburb, however has similar features and is a modern, four bedroom townhouse.

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. There are only two comparable properties in the area. 18 Blackwood close is an almost new four bedroom townhouse with modern features.