

## 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

1A GLADYS COURT 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$985,000

Property type

House

Suburb

Coburg North

Period-from

01 Jul 2023

to

30 Jun 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

8 MCMAHONS ROAD COBURG NORTH VIC 3058	\$1,063,500	23-Mar-24
11B MCMAHONS ROAD COBURG NORTH VIC 3058	\$1,160,000	23-Mar-24
56 CAMERA WALK COBURG NORTH VIC 3058	\$860,000	25-May-24

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: 02 July 2024

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## 8 MCMAHONS ROAD COBURG NORTH VIC 3058

4 3 -

Sold Price **\$1,063,500** Sold Date **23-Mar-24**

Distance **0.04km**



## 11B MCMAHONS ROAD COBURG NORTH VIC 3058

3 3 3

Sold Price <sup>RS</sup> **\$1,160,000** <sup>UN</sup> Sold Date **23-Mar-24**

Distance **0.09km**



## 56 CAMERA WALK COBURG NORTH VIC 3058

3 2 2

Sold Price <sup>RS</sup> **\$860,000** Sold Date **25-May-24**

Distance **0.91km**

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

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