

## 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 LORENSEN AVENUE 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

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$686,250

Property type

Unit

Suburb

Coburg North

Period-from

01 Nov 2022

to

31 Oct 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

2/10 DORSET ROAD PASCOE VALE VIC 3044	\$829,000	29-Aug-23
1A CONVENT COURT COBURG NORTH VIC 3058	\$855,000	18-Nov-23
3/2A PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$859,000	27-May-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: 22 November 2023

**2/10 DORSET ROAD PASCOE VALE VIC 3044** Sold Price<sup>RS</sup> **\$829,000** Sold Date **29-Aug-23**

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Distance **0.91km****1A CONVENT COURT COBURG NORTH VIC 3058** Sold PriceSold Price <sup>RS</sup> **\$855,000** Sold Date **18-Nov-23**

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Distance **0.98km****3/2A PLYMOUTH AVENUE PASCOE VALE VIC 3044** Sold Price**\$859,000** Sold Date **27-May-23**

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Distance **1.6km****RS** = Recent sale      **UN** = Undisclosed Sale

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