

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

2/202 ELIZABETH 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

\$729,000

&

\$789,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Coburg North

Period-from

01 Jul 2022

to

30 Jun 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

| | | |
|---|-----------|-----------|
| 32 JACKSON PARADE COBURG NORTH VIC 3058 | \$755,000 | 25-Feb-23 |
| 62 BURBANK DRIVE RESERVOIR VIC 3073 | \$800,000 | 22-Jul-23 |
| 181 SPRING STREET RESERVOIR VIC 3073 | \$820,000 | 01-Jul-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: 24 July 2023



**32 JACKSON PARADE COBURG
NORTH VIC 3058**

2 1 4

Sold Price **\$755,000** Sold Date **25-Feb-23**

Distance **1.13km**



**62 BURBANK DRIVE RESERVOIR
VIC 3073**

3 3 2

Sold Price ^{RS} **\$800,000** Sold Date **22-Jul-23**

Distance **4.8km**



**181 SPRING STREET RESERVOIR
VIC 3073**

2 1 2

Sold Price ^{RS} **\$820,000** Sold Date **01-Jul-23**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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