

# 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

2/9 Autumn Street, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$542,500 Property Type Unit Suburb Coburg

Period - From 01/01/2024 to 31/03/2024 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	2/96 Reynolds Pde PASCOE VALE SOUTH 3044	\$610,000	22/04/2024
2	3 Attercliffe Av PASCOE VALE 3044	\$610,000	13/02/2024
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: 19/06/2024 08:51



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/96 Reynolds Pde PASCOE VALE SOUTH  
3044 (REI)**

Agent Comments



**Price:** \$610,000

**Method:** Sold Before Auction

**Date:** 22/04/2024

**Property Type:** Townhouse (Res)



**3 Attercliffe Av PASCOE VALE 3044 (REI/VG)**

Agent Comments



**Price:** \$610,000

**Method:** Sold Before Auction

**Date:** 13/02/2024

**Property Type:** Townhouse (Res)

**Land Size:** 98 sqm approx

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.