

Statement of information

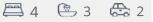
200A ELIZABETH STREET, COBURG NORTH, VIC 3058 PREPARED BY MATTHEW SCHROEDER , RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



200A ELIZABETH STREET, COBURG



Indicative Selling Price

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

Price Range:

\$1,300,000 to \$1,400,000

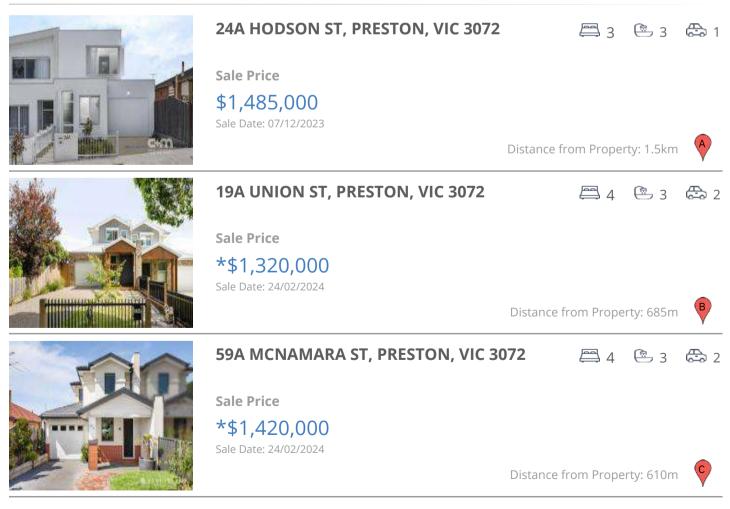
Provided by: Matthew Schroeder , Ray White Brunswick

MEDIAN SALE PRICE

COBURG NORTH, VIC, 3058 Suburb Median Sale Price (Other) \$1,455,000 01 April 2023 to 31 March 2024 Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 16/04/2024 by Ray White Brunswick. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E state Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is

being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

200A ELIZABETH STREET, COBURG NORTH, VIC 3058

Indicative selling price

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

Price Range: \$1,300,000 to \$1,400,000

Median price		Property type	House				
Period 0)1 April 2023 to 31 I	April 2023 to 31 March 2024		pricefinder			

Comparable property sales

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	
24A HODSON ST, PRESTON, VIC 3072	\$1,485,000	07/12/2023	
19A UNION ST, PRESTON, VIC 3072	*\$1,320,000	24/02/2024	
59A MCNAMARA ST, PRESTON, VIC 3072	*\$1,420,000	24/02/2024	

This Statement of Information was prepared on: 16/04/2024

