

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

24 PORTRAIT WAY 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Coburg North

Period-from

01 Feb 2023

to

31 Jan 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

57 SNAPSHOT DRIVE COBURG NORTH VIC 3058	\$650,000	21-May-23
3/539 GILBERT ROAD PRESTON VIC 3072	\$640,000	22-Jul-23
5/537 GILBERT ROAD PRESTON VIC 3072	\$715,000	14-Aug-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: 21 February 2024

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**57 SNAPSHOT DRIVE COBURG
NORTH VIC 3058**

 2  2  1

Sold Price

\$650,000

Sold Date

21-May-23

Distance

0.28km



**3/539 GILBERT ROAD PRESTON
VIC 3072**

 2  2  1

Sold Price

\$640,000

Sold Date

22-Jul-23

Distance

0.73km



**5/537 GILBERT ROAD PRESTON
VIC 3072**

 2  2  1

Sold Price

\$715,000

Sold Date

14-Aug-23

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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