

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

26 ARTHUR 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,500

Property type

House

Suburb

Coburg North

Period-from

01 Oct 2022

to

30 Sep 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

22 NORRIS STREET COBURG NORTH VIC 3058	\$730,000	29-Apr-23
21 BOGONG COURT RESERVOIR VIC 3073	\$670,000	07-Aug-23
117 HENTY STREET RESERVOIR VIC 3073	\$730,000	02-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: 25 October 2023

File Note:

There are no direct comparable sales in Coburg North, in the same condition and proximity to the power lines, which are directly behind the property.



**22 NORRIS STREET COBURG
NORTH VIC 3058**

 2  1  2

Sold Price **\$730,000** Sold Date **29-Apr-23**

Distance **1.86km**



**21 BOGONG COURT RESERVOIR
VIC 3073**

 3  1  2

Sold Price **\$670,000** Sold Date **07-Aug-23**

Distance **1.83km**



**117 HENTY STREET RESERVOIR VIC
3073**

 3  1  1

Sold Price **\$730,000** Sold Date **02-May-23**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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