

## 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

28 DAVIS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,182,000

Property type

House

Suburb

Coburg

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

9 MOLESWORTH STREET COBURG VIC 3058	\$1,101,000	25-Feb-23
20 LINDA STREET COBURG VIC 3058	\$1,170,000	24-Mar-23
45 STAWELL STREET COBURG VIC 3058	\$1,140,000	16-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: 28 July 2023



**9 MOLESWORTH STREET COBURG VIC 3058**

 3  2  2

Sold Price

**\$1,101,000**

Sold Date

**25-Feb-23**

Distance

**0.88km**



**20 LINDA STREET COBURG VIC 3058**

 3  1  -

Sold Price

**\$1,170,000**

Sold Date

**24-Mar-23**

Distance

**1.33km**



**45 STAWELL STREET COBURG VIC 3058**

 3  1  2

Sold Price

**\$1,140,000**

Sold Date

**16-May-23**

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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