

## 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

4/22 BALLOAN 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2022

to

31 Aug 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

7/162 REYNARD STREET COBURG VIC 3058	\$555,000	28-Apr-23
10/168 REYNARD STREET COBURG VIC 3058	\$605,000	29-Jul-23
2/18 RAY STREET PASCOE VALE VIC 3044	\$605,000	10-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: 26 September 2023



**7/162 REYNARD STREET COBURG** Sold Price **\$555,000** Sold Date **28-Apr-23**  
**VIC 3058**

2 1 1

Distance **1km**



**10/168 REYNARD STREET COBURG** Sold Price <sup>RS</sup> **\$605,000** Sold Date **29-Jul-23**  
**VIC 3058**

2 1 1

Distance **1.02km**



**2/18 RAY STREET PASCOE VALE** Sold Price **\$605,000** Sold Date **10-May-23**  
**VIC 3044**

2 1 1

Distance **1.59km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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