

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

5 MEADOW STREET COBURG 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Coburg

Period-from

01 May 2023

to

30 Apr 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

4 WHITTON PARADE COBURG NORTH VIC 3058	\$900,000	21-Feb-24
11 JULIUS STREET COBURG NORTH VIC 3058	\$866,000	10-Feb-24
9 RONALD STREET COBURG NORTH VIC 3058	\$830,000	28-Mar-24

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: 09 May 2024

**4 WHITTON PARADE COBURG
NORTH VIC 3058**

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Sold Price **\$900,000** Sold Date **21-Feb-24**Distance **0.42km****11 JULIUS STREET COBURG NORTH
VIC 3058**

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Sold Price **\$866,000** Sold Date **10-Feb-24**Distance **0.52km****9 RONALD STREET COBURG
NORTH VIC 3058**

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Sold Price ^{RS} **\$830,000** Sold Date **28-Mar-24**Distance **0.8km****RS** = Recent sale **UN** = Undisclosed Sale

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