

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 RAILWAY PLACE 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

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Coburg

Period-from

01 Apr 2023

to

31 Mar 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

213 ALBION STREET BRUNSWICK VIC 3056	\$851,000	10-Jan-24
62 MOUNTFIELD STREET BRUNSWICK VIC 3056	\$865,000	09-Nov-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: 18 April 2024



**213 ALBION STREET BRUNSWICK
VIC 3056**

 2  1  1

Sold Price **\$851,000** Sold Date **10-Jan-24**

Distance **1.7km**



**62 MOUNTFIELD STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$865,000** Sold Date **09-Nov-23**

Distance **1.89km**

RS = Recent sale UN = Undisclosed Sale

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