

# 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

56 Camera Walk, Coburg North Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000 & \$820,000

### Median sale price

Median price \$736,000 Property Type Unit Suburb Coburg North

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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 six 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
1	43 Pentridge Blvd COBURG 3058	\$800,000	27/04/2024
2	54 Woiwurung Cr COBURG 3058	\$770,000	02/11/2023
3			

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 six months.~~

This Statement of Information was prepared on: 30/04/2024 13:00



 3    2    2

**Rooms:** 5  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$820,000  
**Median Unit Price**  
Year ending March 2024: \$736,000

## Comparable Properties



**43 Pentridge Blvd COBURG 3058 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** Townhouse (Single)



**54 Woiwuring Cr COBURG 3058 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 02/11/2023  
**Property Type:** Townhouse (Res)

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 six months.

**Account - Barry Plant | P: 03 9586 0500**