

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

57 GOLF ROAD COBURG NORTH 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$966,199

Property type

House

Suburb

Coburg North

Period-from

01 Mar 2023

to

29 Feb 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 |
|--|-------------|--------------|
| 21 MCMAHONS ROAD COBURG NORTH VIC 3058 | \$985,000 | 20-Jan-24 |
| 10 SPRY STREET COBURG NORTH VIC 3058 | \$926,111 | 24-Oct-23 |
| 32 MCMAHONS ROAD COBURG NORTH VIC 3058 | \$1,067,000 | 24-Feb-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: 14 March 2024

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**21 MCMAHONS ROAD COBURG
 NORTH VIC 3058**

3 1 1

Sold Price ^{RS} **\$985,000** Sold Date **20-Jan-24**

Distance **0.31km**



**10 SPRY STREET COBURG NORTH
 VIC 3058**

2 1 1

Sold Price **\$926,111** Sold Date **24-Oct-23**

Distance **0.66km**



**32 MCMAHONS ROAD COBURG
 NORTH VIC 3058**

3 1 1

Sold Price ^{RS} **\$1,067,000** Sold Date **24-Feb-24**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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