

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

6 BERRY 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,000

Property type

Unit

Suburb

Coburg

Period-from

01 Dec 2022

to

30 Nov 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

3/20 LOCH STREET COBURG VIC 3058	\$747,000	02-Dec-23
4/3 SUTHERLAND STREET COBURG VIC 3058	\$723,000	16-Sep-23
2/69 SOUDAN STREET COBURG VIC 3058	\$695,000	08-Sep-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: 20 December 2023

**3/20 LOCH STREET COBURG VIC 3058**

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Sold Price

RS

\$747,000Sold Date **02-Dec-23**Distance **0.15km****4/3 SUTHERLAND STREET COBURG VIC 3058**

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Sold Price

\$723,000Sold Date **16-Sep-23**Distance **0.71km****2/69 SOUDAN STREET COBURG VIC 3058**

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Sold Price

\$695,000Sold Date **08-Sep-23**Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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