## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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62A BLAIR STREET COBURG VIC 3058						
e						
e see consumer.vi	c.gov.a	u/underquo	ting ( <sup>,</sup>	Delete single pri	ce or range	as applicable)
	or range between \$1,		\$1,550,000	&	\$1,650,000	
plicable)						
\$1,280,000	Property type		House	Suburb	Coburg	
01 Mar 2023	to	to 29 Feb 2024		Source	realestate.com.au	
•				,	in the leet	C magnifica that the
Address of comparable property					е	Date of sale
	e e see consumer.vi  plicable) \$1,280,000  01 Mar 2023  sales (*Delete properties sold wit t's representative	e e see consumer.vic.gov.a plicable) \$1,280,000 Prop 01 Mar 2023 to  sales (*Delete A or properties sold within two t's representative considerations)	e e see consumer.vic.gov.au/underquo or ran betwe plicable)  \$1,280,000 Property type  01 Mar 2023 to 29 Feb 2  sales (*Delete A or B below properties sold within two kilometres t's representative considers to be more	e e see consumer.vic.gov.au/underquoting (* or range between  plicable)  \$1,280,000  Property type  01 Mar 2023  to 29 Feb 2024  sales (*Delete A or B below as a properties sold within two kilometres of the t's representative considers to be most considers to be most considers.	e e see consumer.vic.gov.au/underquoting (*Delete single prior range between \$1,550,000 \$1,280,000 Property type House \$1,280,000 Property type House \$1,000 Source \$1,000	e e see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$1,550,000 &  plicable)  \$1,280,000 Property type House Suburb  01 Mar 2023 to 29 Feb 2024 Source reales  sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the last t's representative considers to be most comparable to the property for

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: 21 March 2024



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