

**RayWhite.**

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**Statement**  
of  
information

78 CLARENDON STREET, COBURG, VIC 3058  
PREPARED BY JAMIL ALLOUCHE, RAY WHITE BRUNSWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



78 CLARENDON STREET, COBURG, VIC

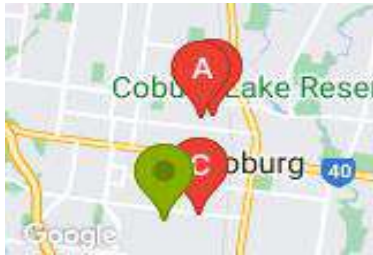
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **1,150,000 to 1,250,000**

Provided by: Belinda Rabar , Ray White Brunswick

## MEDIAN SALE PRICE



COBURG, VIC, 3058

Suburb Median Sale Price (House)

**\$1,165,500**

01 July 2022 to 30 June 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



17 MOLESWORTH ST, COBURG, VIC 3058

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Sale Price

**\$1,168,000**

Sale Date: 01/04/2023

Distance from Property: 1.6km



25 MAY ST, COBURG, VIC 3058

3
 1
 1

Sale Price

**\$1,165,000**

Sale Date: 22/04/2023

Distance from Property: 1.6km



75 REYNARD ST, COBURG, VIC 3058

3
 1
 2

Sale Price

**\$1,260,000**

Sale Date: 27/05/2023

Distance from Property: 448m



This report has been compiled on 03/08/2023 by Ray White Brunswick. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

78 CLARENDON STREET, COBURG, VIC 3058


### Indicative selling price

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

Price Range: 1,150,000 to 1,250,000

### Median sale price

Median price \$1,165,500 Property type House Suburb COBURG

Period 01 July 2022 to 30 June 2023 Source 

### Comparable property sales

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
17 MOLESWORTH ST, COBURG, VIC 3058	\$1,168,000	01/04/2023
25 MAY ST, COBURG, VIC 3058	\$1,165,000	22/04/2023
75 REYNARD ST, COBURG, VIC 3058	\$1,260,000	27/05/2023

This Statement of Information was prepared on: 03/08/2023