

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

32 MCMAHONS 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

\$950,000

Property type

House

Suburb

Coburg North

Period-from

01 Feb 2023

to

31 Jan 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
16 GOULD STREET COBURG NORTH VIC 3058	\$966,199	28-Sep-23
10 SPRY STREET COBURG NORTH VIC 3058	\$926,111	24-Oct-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: 15 February 2024



**21 MCMAHONS ROAD COBURG
NORTH VIC 3058**

3 1 1

Sold Price

^{RS}

\$985,000

Sold Date

20-Jan-24

Distance

0.06km



**16 GOULD STREET COBURG
NORTH VIC 3058**

3 1 1

Sold Price

\$966,199

Sold Date

28-Sep-23

Distance

0.5km



**10 SPRY STREET COBURG NORTH
VIC 3058**

2 1 1

Sold Price

\$926,111

Sold Date

24-Oct-23

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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