

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

9/4 McKay 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Coburg

Period-from

01 Dec 2020

to

30 Nov 2021

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

11/17 Champ Street Coburg VIC 3058	\$600,000	12-Aug-21
6/21-22 Champ Street Coburg VIC 3058	\$629,000	30-Oct-21
10/41-43 Harding Street Coburg VIC 3058	\$626,000	30-Sep-21

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: 07 December 2021

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11/17 Champ Street Coburg VIC 3058

Sold Price **\$600,000** Sold Date **12-Aug-21**

2 1 1

Distance **0.54km**



6/21-22 Champ Street Coburg VIC 3058

Sold Price ^{RS} **\$629,000** Sold Date **30-Oct-21**

2 1 1

Distance **0.58km**



10/41-43 Harding Street Coburg VIC 3058

Sold Price **\$626,000** Sold Date **30-Sep-21**

2 1 1

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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