

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

3 Pixel Circuit Coburg North, 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price \$699,000.00

Median sale price

Median price \$651,000.00 Property Type NOT PROVIDED Suburb COBURG NORTH

Period - From 31-Mar-2020 to 30-Mar-2021 Source realestate.com.au

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
1	3/16 Albert Street, Coburg North, Vic 3058	\$760,000.00	24-Feb-2021
2	8 Delta Avenue, Coburg North, Vic 3058	\$845,000.00	27-Nov-2020
3	1A McDonnell Road, Coburg North, Vic 3058	\$885,000.00	21-Aug-2020

This statement of information was prepared on 24-May-2021 at 3:22:33 PM EST