

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

26 Kerferd 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

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

House

Suburb

Coburg

Period-from

01 Sep 2019

to

31 Aug 2020

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

31 Webb Street Coburg VIC 3058	\$1,046,000	24-Apr-20
7 Mayfield Street Coburg VIC 3058	\$1,190,000	18-Jul-20
40 Jamieson Street Coburg VIC 3058	\$1,020,000	06-Jun-20

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: 17 September 2020



31 Webb Street Coburg VIC 3058

Sold Price

\$1,046,000

Sold Date

24-Apr-20

 4  3  2

Distance

0.05km



7 Mayfield Street Coburg VIC 3058

Sold Price

^{RS} **\$1,190,000**

Sold Date

18-Jul-20

 4  2  3

Distance

1.12km



40 Jamieson Street Coburg VIC 3058

Sold Price

\$1,020,000

Sold Date

06-Jun-20

 3  1  1

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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