

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

7/4 Mckay Street, Coburg Vic 3058

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Coburg

Period - From 01/04/2022

to 30/06/2022

Source REIV

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 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	2/87 Gaffney St COBURG 3058	\$505,000	05/08/2022
2	206/11 Urquhart St COBURG 3058	\$482,500	10/06/2022
3	3/144 Nicholson St COBURG 3058	\$476,000	04/03/2022

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 six months.~~

This Statement of Information was prepared on:

30/08/2022 10:54



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/87 Gaffney St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$505,000

Method: Private Sale

Date: 05/08/2022

Property Type: Apartment



206/11 Urquhart St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$482,500

Method: Private Sale

Date: 10/06/2022

Property Type: Apartment



3/144 Nicholson St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$476,000

Method: Private Sale

Date: 04/03/2022

Property Type: Unit