

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

2/5 FLORENCE 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

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Coburg

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

1/36 MOORE STREET COBURG VIC 3058	\$935,500	02-Dec-23
17 CONTE CLOSE COBURG VIC 3058	\$890,000	01-Feb-24
6/129 HARDING STREET COBURG VIC 3058	\$910,000	10-Feb-24

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: 27 February 2024

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1/36 MOORE STREET COBURG VIC 3058

Sold Price

\$935,500

Sold Date **02-Dec-23**

 3  1  2

Distance **0.75km**



17 CONTE CLOSE COBURG VIC 3058

Sold Price

^{RS} **\$890,000**

Sold Date **01-Feb-24**

 3  3  -

Distance **1.68km**



6/129 HARDING STREET COBURG VIC 3058

Sold Price

^{RS} **\$910,000**

Sold Date **10-Feb-24**

 2  1  1

Distance **1.76km**

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

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