

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

3/3 WARDENS WALK 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2022

to

31 Aug 2023

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

25/3 WARDENS WALK COBURG VIC 3058	\$440,000	08-Apr-23
107/14 BELL STREET COBURG VIC 3058	\$470,000	10-Jun-23
14/27 THE GROVE COBURG VIC 3058	\$463,550	11-Jul-23

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: 12 September 2023



25/3 WARDENS WALK COBURG VIC 3058

2 2 1

Sold Price

\$440,000

Sold Date

08-Apr-23

Distance

0km



107/14 BELL STREET COBURG VIC 3058

2 1 1

Sold Price

\$470,000

Sold Date

10-Jun-23

Distance

0.85km



14/27 THE GROVE COBURG VIC 3058

2 1 -

Sold Price

\$463,550

Sold Date

11-Jul-23

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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