

# 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

1C Jamieson Street, Coburg 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,100,000 & \$1,150,000

### Median sale price

Median price

\$1,100,000

Property type

Townhouse

Suburb

Coburg

Period - From

15/10/20

to

10/02/21

Source

Corelogic / RP Data

### 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 – 25B Nelson Street, Coburg	\$1,120,000	31/10/20
2 – 51A Victoria Street, Coburg	\$1,100,000	27/11/20
3 – 34A Wellington Street, Coburg	\$1,100,000	15/10/20

**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 six months.~~

This Statement of Information was prepared on: 22 February 2021