

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

4/40-50 Stockade Avenue 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,615

Property type

Unit

Suburb

Coburg

Period-from

01 Feb 2020

to

31 Jan 2021

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

11/6 Industry Lane Coburg VIC 3058	\$750,000	30-Oct-20
5 Manna Gum Court Coburg VIC 3058	\$756,000	05-Dec-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: 25 February 2021



11/6 Industry Lane Coburg VIC 3058 Sold Price **\$750,000** Sold Date **30-Oct-20**

 3  2  2

Distance **0.09km**



5 Manna Gum Court Coburg VIC 3058 Sold Price **\$756,000** Sold Date **05-Dec-20**

 3  2  2

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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