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 2	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



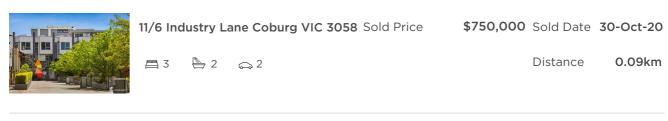
consumer.vic.gov.au



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5 Mann 3058	ia Gum (Court Coburg VIC	Sold Price	\$756,000	Sold Date	05-Dec-20
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RS = Recent sale UN = Undisclosed Sale

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