

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 DE CARLE STREET COBURG VIC 3058

Indicative selling price PER PROPERTY

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,247,500

Property type

House

Suburb

Coburg

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

32 WOLSELEY STREET COBURG VIC 3058	\$1,190,000	02-May-24
18 WHITE STREET COBURG VIC 3058	\$1,320,000	31-Aug-24
101 DONALD STREET BRUNSWICK VIC 3056	\$1,500,000	17-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 24 September 2024



**32 WOLSELEY STREET COBURG
VIC 3058**

3 2 -

Sold Price

\$1,190,000

Sold Date **02-May-24**

Distance

0.28km



**18 WHITE STREET COBURG VIC
3058**

3 1 1

Sold Price

^{RS} **\$1,320,000** ^{UN}

Sold Date **31-Aug-24**

Distance

0.62km



**101 DONALD STREET BRUNSWICK
VIC 3056**

4 2 1

Sold Price

\$1,500,000

Sold Date **17-May-24**

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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