

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 203 Munro Street, Coburg 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 \$1,250,000

or range between \$

&

\$

Median sale price

Median price \$1,155,000

Property type *Townhouse*

Suburb Coburg

Period - From 01/03/20

to

05/11/20

Source

CoreLogic/RPData

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 - 13 Lever Street, Coburg	\$1,233,000	16/06/20
2 - 8 Shamrock Street, Brunswick West	\$1,250,000	26/06/20
3 -	\$	

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: 07 December 2020