

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

4/80 Ross Street 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Coburg

Period-from

01 Oct 2020

to

30 Sep 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

4/38 Victoria Street Coburg VIC 3058	\$680,000	10-Jul-21
5/158 Reynard Street Coburg VIC 3058	\$670,000	26-Jun-21
2/9 Collins Street Coburg VIC 3058	\$655,000	29-Apr-21

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: 11 October 2021



4/38 Victoria Street Coburg VIC 3058

 2  1  1

Sold Price

\$680,000

Sold Date

10-Jul-21

Distance

0.93km



5/158 Reynard Street Coburg VIC 3058

 2  1  1

Sold Price

\$670,000

Sold Date

26-Jun-21

Distance

1.71km



2/9 Collins Street Coburg VIC 3058

 2  1  1

Sold Price

\$655,000

Sold Date

29-Apr-21

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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