

## 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

3/16 Albert Street Coburg North VIC 3058

### Indicative selling price

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

Single Price

or range  
between

\$645,000

&

\$705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,000

Property type

Unit

Suburb

Coburg North

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/13 Rodney Avenue Coburg North VIC 3058	\$720,000	13-Nov-20
2/6 Suvla Grove Coburg North VIC 3058	\$676,000	10-Nov-20
3/28 Lorensen Avenue Coburg North VIC 3058	\$660,000	09-Sep-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: 29 January 2021



**2/13 Rodney Avenue Coburg North VIC 3058** Sold Price **\$720,000** Sold Date **13-Nov-20**

 3  2  1

Distance **1.29km**



**2/6 Suvla Grove Coburg North VIC 3058** Sold Price **\$676,000** Sold Date **10-Nov-20**

 2  2  2

Distance **0.4km**



**3/28 Lorensen Avenue Coburg North VIC 3058** Sold Price **\$660,000** Sold Date **09-Sep-20**

 2  2  1

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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