

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

2/48-50 SYDNEY ROAD 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Coburg

Period-from

01 Oct 2023

to

30 Sep 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

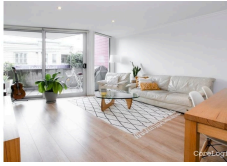
Date of sale

1/48-50 SYDNEY ROAD COBURG VIC 3058	\$520,000	21-Sep-24
4/2-6 MOORE STREET COBURG VIC 3058	\$534,000	07-Sep-24
402/611 SYDNEY ROAD BRUNSWICK VIC 3056	\$445,000	28-Jun-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: 11 October 2024



**1/48-50 SYDNEY ROAD COBURG
VIC 3058**

2 1 1

Sold Price

^{RS} **\$520,000**

Sold Date

21-Sep-24

Distance

0km



**4/2-6 MOORE STREET COBURG
VIC 3058**

2 1 1

Sold Price

^{RS} **\$534,000** ^{UN}

Sold Date

07-Sep-24

Distance

0.04km



**402/611 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 1 1

Sold Price

\$445,000

Sold Date

28-Jun-24

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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