

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

2/99 BOUNDARY ROAD COBURG NORTH 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Coburg North

Period-from

01 Mar 2022

to

28 Feb 2023

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

5/99 BOUNDARY ROAD COBURG NORTH VIC 3058	\$570,000	04-Jan-23
3/15 SUVLA GROVE COBURG NORTH VIC 3058	\$600,000	19-Nov-22
3/25 TONKIN AVENUE COBURG NORTH VIC 3058	\$600,000	21-Oct-22

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: 06 March 2023



**5/99 BOUNDARY ROAD COBURG
NORTH VIC 3058**

 2  1  1

Sold Price

\$570,000

Sold Date

04-Jan-23

Distance

0.03km



**3/15 SUVLA GROVE COBURG
NORTH VIC 3058**

 2  1  1

Sold Price

\$600,000

Sold Date

19-Nov-22

Distance

1.11km



**3/25 TONKIN AVENUE COBURG
NORTH VIC 3058**

 2  1  1

Sold Price

Sold Date

21-Oct-22

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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