

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

11 Cyan Walk, Coburg North Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$635,000

Median sale price

Median price \$685,000

Property Type Unit

Suburb Coburg North

Period - From 24/11/2021

to

23/11/2022

Source REIV

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	118 Camera Wlk COBURG NORTH 3058	\$610,888	17/08/2022
2	12 Portrait Way COBURG NORTH 3058	\$645,000	12/11/2022
3	3/1 Industry La COBURG 3058	\$620,000	21/09/2022

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:

24/11/2022 15:40



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

118 Camera Wlk COBURG NORTH 3058 (VG)

Agent Comments



Price: \$610,888

Method: Sale

Date: 17/08/2022

Property Type: Townhouse (Single)



12 Portrait Way COBURG NORTH 3058 (REI)

Agent Comments



Price: \$645,000

Method: Auction Sale

Date: 12/11/2022

Property Type: Townhouse (Single)

Land Size: 93 sqm approx



3/1 Industry La COBURG 3058 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 21/09/2022

Property Type: Townhouse (Single)