

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

7 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,000

Property type

House

Suburb

Coburg North

Period-from

01 Jul 2019

to

30 Jun 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

6 Delta Avenue Coburg North VIC 3058	\$865,150	02-May-20
14 Mashoobra Street Coburg North VIC 3058	\$900,000	27-Mar-20
9 Adler Grove Coburg North VIC 3058	\$850,000	14-Mar-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: 06 July 2020



6 Delta Avenue Coburg North VIC 3058

Sold Price

\$865,150

Sold Date **02-May-20**

 3  1  2

Distance **0.3km**



14 Mashoobra Street Coburg North VIC 3058

Sold Price

\$900,000^{UN}

Sold Date **27-Mar-20**

 3  1  1

Distance **0.6km**



9 Adler Grove Coburg North VIC 3058

Sold Price

\$850,000 -

Sold Date **14-Mar-20**

 2  1  1

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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