

## 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

3/5 Florence Street Coburg 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

\$850,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2020

to

31 Aug 2021

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

4/5 Florence Street Coburg VIC 3058	\$850,000	03-Jul-21
2/14 Florence Street Coburg VIC 3058	\$870,000	17-Jul-21
3/14 Florence Street Coburg VIC 3058	\$835,000	26-Mar-21

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: 01 September 2021

Kamal Kanaan  
M 0457344444  
E johnny@therealestate.com.au



**4/5 Florence Street Coburg VIC 3058**

2 1 1

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date

**03-Jul-21**

Distance

**0.01km**



**2/14 Florence Street Coburg VIC 3058**

2 1 1

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date

**17-Jul-21**

Distance

**0.1km**



**3/14 Florence Street Coburg VIC 3058**

2 1 1

Sold Price

**\$835,000**

Sold Date

**26-Mar-21**

Distance

**0.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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