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

36 De Chene Parade 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	\$900,000	&	\$990,000			
Median sale price							
(*Delete house or unit as applicable)							

Median Price	\$891,600	Prope	erty type		House	Suburb	Coburg North
Period-from	01 Jun 2020	to	31 May	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
17 Bakers Road Coburg North VIC 3058	\$952,500	23-Apr-21
7 Gould Street Coburg North VIC 3058	\$940,000	01-May-21
12A Tilley Street Coburg North VIC 3058	\$960,000	19-Jun-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: 24 June 2021

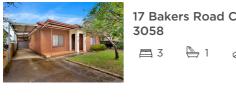


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17 Bake 3058	ers Road	Coburg North VIC	Sold Price	\$952,500	Sold Date	23-Apr-21
₿3	1	⇔ 1			Distance	0.58km



7 Gould Street Coburg North VIC 3058	Sold Price	^{RS} \$940,000 Sold Date	01-May-21
🚍 3 👆 2 👝 2		Distance	0.82km



12A Til 3058	ley Stree	et Coburg North VIC	Sold Price	^{RS} \$960,000 Sold Date	19-Jun-21
	1	⇔1		Distance	1.32km

RS = Recent sale UN = Undisclosed Sale

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