

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

6/21-22 Champ Street Coburg 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

Other

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

1/11 Ohea Street Coburg VIC 3058	\$531,500	16-Sep-21
4/297 Bell Street Coburg VIC 3058	\$515,000	18-Sep-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: 27 September 2021



1/11 Ohea Street Coburg VIC 3058

Sold Price

^{RS} \$531,500

Sold Date

16-Sep-21

2

1

1

Distance

0.3km



4/297 Bell Street Coburg VIC 3058

Sold Price

^{RS} \$515,000

Sold Date

18-Sep-21

2

1

1

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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