Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

19 OHEA STREET COBURG VIC 3058

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$1,100,000	&	\$1,200,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$1,249,000	Property type	Other	Suburb	Coburg		

30 Jun 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2021

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
37A HARDING STREET COBURG VIC 3058	1205000	25-Jun-22
38 COPE STREET COBURG VIC 3058	1160000	05-Mar-22
6 LOBB STREET COBURG VIC 3058	1100000	19-Feb-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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Louis Saba

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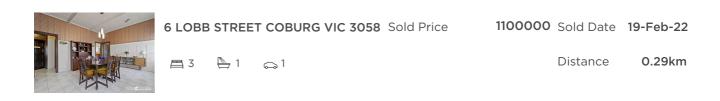
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- E louis.saba@harcourts.com.au



37A HARDING STREET COBURG VIC 3058	Sold Price	^{RS} 1205000 Sold Date	25-Jun-22
🛱 4 👆 2 👝 -		Distance	0.99km



38 COPE STREET COBURG VIC 3058		Sold Price	Id Price 1160000 Sold Dat		
₿ 3	2	⇔1		Distance	0.38km



RS = Recent sale UN = Undisclosed Sale

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