

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

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

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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

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.

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.~~

This Statement of Information was prepared on: 09 July 2022



37A HARDING STREET COBURG VIC 3058

4 2 -

Sold Price

^{RS} **1205000** Sold Date **25-Jun-22**

Distance **0.99km**



38 COPE STREET COBURG VIC 3058

3 2 1

Sold Price

1160000 Sold Date **05-Mar-22**

Distance **0.38km**



6 LOBB STREET COBURG VIC 3058

3 1 1

Sold Price

1100000 Sold Date **19-Feb-22**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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