

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

54 Blair 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

House

Suburb

Coburg

Period-from

01 Mar 2020

to

28 Feb 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

132 The Avenue Coburg VIC 3058	\$1,330,000	19-Dec-20
72 Rennie Street Coburg VIC 3058	\$1,355,000	02-Dec-20
202 Moreland Road Brunswick VIC 3056	\$1,595,000	20-Feb-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.~~

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Tony Elezovic
P 0402999500
M 0402999500
E tony.elezovic@brunswick.rh.com.au



132 The Avenue Coburg VIC 3058

Sold Price

\$1,330,000

Sold Date

19-Dec-20



3



1



1

Distance

0.49km



72 Rennie Street Coburg VIC 3058

Sold Price

\$1,355,000

Sold Date

02-Dec-20



4



1



2

Distance

0.51km



202 Moreland Road Brunswick VIC 3056

Sold Price

^{RS} **\$1,595,000**

Sold Date

20-Feb-21



3



1



2

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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