

## STATEMENT OF INFORMATION

2/16 MURIEL COURT, COBURG NORTH, VIC 3058

PREPARED BY JESSE DELIA, THE REALEST ESTATE, PHONE: 0401 591 560

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/16 MURIEL COURT, COBURG NORTH,**

 3  1  1

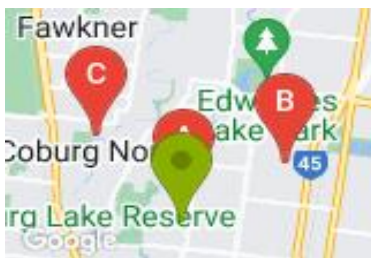
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: 650,000 to 700,000**

Provided by: Jesse Delia, The Realest Estate

## MEDIAN SALE PRICE



**COBURG NORTH, VIC, 3058**

Suburb Median Sale Price (Unit)

**\$750,000**

01 January 2022 to 30 June 2022

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**12 APERTURE ST, COBURG NORTH, VIC 3058**

 3  2  2

Sale Price

**\$750,000**

Sale Date: 16/07/2022

Distance from Property: 354m



**2F EXCELSIOR ST, RESERVOIR, VIC 3073**

 3  1  1

Sale Price

**\*\$752,200**

Sale Date: 16/07/2022

Distance from Property: 1.6km



**3/62 MATHIESON ST, COBURG NORTH, VIC**

 3  2  1

Sale Price

**\$717,000**

Sale Date: 05/05/2022

Distance from Property: 1.7km



This report has been compiled on 23/09/2022 by The Realest Estate. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

2/16 MURIEL COURT, COBURG NORTH, VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

650,000 to 700,000

### Median sale price

Median price

\$750,000

Property type

House

Suburb

COBURG NORTH

Period

01 January 2022 to 30 June 2022

Source



### Comparable property sales

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

12 APERTURE ST, COBURG NORTH, VIC 3058	\$750,000	16/07/2022
2F EXCELSIOR ST, RESERVOIR, VIC 3073	*\$752,200	16/07/2022
3/62 MATHIESON ST, COBURG NORTH, VIC 3058	\$717,000	05/05/2022

This Statement of Information was prepared on:

23/09/2022