

## 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

8/3 BALLOAN STREET COBURG VIC 3058

### Indicative selling price

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

\$585,865

Property type

Unit

Suburb

Coburg

Period-from

01 Jan 2020

to

31 Dec 2021

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

3/154 REYNARD STREET COBURG VIC 3058	\$576,000	26-Oct-20
6/1 INDUSTRY LANE COBURG VIC 3058	\$590,000	24-Aug-20
3/51 BELL STREET COBURG VIC 3058	\$500,000	30-Oct-20

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: 06 January 2021



### 3/154 REYNARD STREET COBURG VIC 3058

Sold Price

**\$576,000**

Sold Date

**26-Oct-20**

2



1



1

Distance

**1km**

### 6/1 INDUSTRY LANE COBURG VIC 3058

Sold Price

**\$590,000**

Sold Date

**24-Aug-20**

2



1



1

Distance

**1km**

### 3/51 BELL STREET COBURG VIC 3058

Sold Price

**\$500,000**

Sold Date

**30-Oct-20**

2



1



1

Distance

**1.2km**

RS = Recent sale

UN = Undisclosed Sale

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