# 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 (\*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 P		Linit	Suburb	Coburg				

Median Price	\$585,865	Property type		Unit		Suburb	Coburg
Period-from	01 Jan 2020	to	31 Dec 2	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

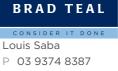
OR

**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



consumer.vic.gov.au



- M 0401325690
- E lsaba@bradteal.com.au



3/154 REYNARD STREET COBURG
Sold Price
\$576,000
Sold Date
26-Oct-20

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6/1 INDUSTRY LANE COBURG VIC 3058			Sold Price	\$590,000	Sold Date 24-A	ug-20
₽ 2	1	⇔1			Distance	1km



3/51 BELL STREET COBURG VIC 3058		Sold Price	\$500,000	Sold Date	30-Oct-20	
	1				Distance	1.2km

RS = Recent sale UN = Undisclosed Sale

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