

## 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

12/40-50 Stockade Avenue 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

\$679,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Coburg

Period-from

01 Oct 2020

to

30 Sep 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

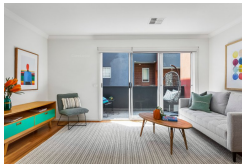
Date of sale

7/40-50 Stockade Avenue Coburg VIC 3058	\$660,000	16-Apr-21
5/22-24 Richards Street Coburg VIC 3058	\$700,000	13-May-21
4/27-29 Cope Street Coburg VIC 3058	\$720,000	27-May-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.~~

This Statement of Information was prepared on: 17 October 2021



## 7/40-50 Stockade Avenue Coburg VIC 3058

2 1 1

Sold Price

**\$660,000**

Sold Date

**16-Apr-21**

Distance

**0.01km**



## 5/22-24 Richards Street Coburg VIC 3058

2 1 1

Sold Price

**\$700,000**

Sold Date

**13-May-21**

Distance

**0.61km**



## 4/27-29 Cope Street Coburg VIC 3058

2 1 1

Sold Price

**\$720,000**

Sold Date

**27-May-21**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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