

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

40 Snapshot Drive Coburg North 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

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$891,600

Property type

House

Suburb

Coburg North

Period-from

01 Jul 2020

to

30 Jun 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

42 Snapshot Drive Coburg North VIC 3058	\$905,000	30-Jan-21
175 Elizabeth Street Coburg North VIC 3058	\$930,000	12-Jun-21
1/16 Anzac Avenue Coburg North VIC 3058	\$951,000	24-Apr-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: 14 July 2021



42 Snapshot Drive Coburg North VIC 3058

3 2 2

Sold Price

\$905,000

Sold Date

30-Jan-21

Distance

0.01km



175 Elizabeth Street Coburg North VIC 3058

3 2 2

Sold Price

^{RS} **\$930,000**

Sold Date

12-Jun-21

Distance

0.23km



1/16 Anzac Avenue Coburg North VIC 3058

3 2 2

Sold Price

^{RS} **\$951,000**

Sold Date

24-Apr-21

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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