

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

5/1 Lake Grove 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,500

Property type

Unit

Suburb

Coburg North

Period-from

01 Jan 2019

to

31 Dec 2019

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

8/40 Hudson Street Coburg VIC 3058	\$680,000	20-Nov-19
7 Focus Drive Coburg North VIC 3058	\$631,000	02-Nov-19
12 Camera Walk Coburg North VIC 3058	\$611,858	21-Dec-19

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 January 2020



8/40 Hudson Street Coburg VIC 3058

 2  1  1

Sold Price

\$680,000

Sold Date **20-Nov-19**

Distance **0.97km**



7 Focus Drive Coburg North VIC 3058

 2  2  1

Sold Price

\$631,000

Sold Date **02-Nov-19**

Distance **1.53km**



12 Camera Walk Coburg North VIC 3058

 2  2  1

Sold Price

\$611,858

Sold Date **21-Dec-19**

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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