

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

2/32 Liverpool 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

\$527,500

Property type

Unit

Suburb

Coburg

Period-from

01 Dec 2018

to

30 Nov 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

4/118 Bruce Street Coburg VIC 3058	\$600,000	29-Jun-19
3/13 Clarendon Street Coburg VIC 3058	\$475,000	07-Sep-19
2/156 Barrow Street Coburg VIC 3058	\$552,000	14-Sep-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: 02 December 2019



4/118 Bruce Street Coburg VIC 3058

2 1 1

Sold Price **\$600,000** Sold Date **29-Jun-19**

Distance **0.6km**



3/13 Clarendon Street Coburg VIC 3058

2 1 1

Sold Price **\$475,000** Sold Date **07-Sep-19**

Distance **0.87km**



2/156 Barrow Street Coburg VIC 3058

2 1 1

Sold Price **\$552,000** Sold Date **14-Sep-19**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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