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 Kendall Street Coburg VIC 3058

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	- <u>51.300000</u>	&	\$1,400,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$1,646,893	Property type	Land	Suburb	Coburg					

31 Jan 2022

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2021

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.

to

Address of comparable property	Price	Date of sale	
6 Lonsdale Street Coburg VIC 3058	\$1,310,000	27-Nov-21	
34 Lascelles Street Coburg VIC 3058	\$1,350,000	12-Aug-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 February 2022

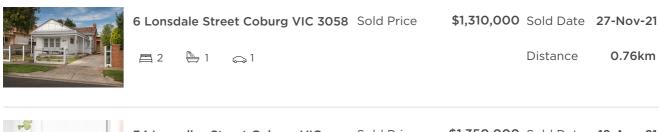
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34 Lascelles Street Coburg VIC 3058		Sold Price	\$1,350,000 Sold Date	12-Aug-21		
	<u></u> 2	1	⇔ 1		Distance	0.79km

RS = Recent sale **UN** = Undisclosed Sale

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