

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

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

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,646,893

Property type

Land

Suburb

Coburg

Period-from

01 Feb 2021

to

31 Jan 2022

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

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



6 Lonsdale Street Coburg VIC 3058 Sold Price **\$1,310,000** Sold Date **27-Nov-21**

 2  1  1

Distance **0.76km**



34 Lascelles Street Coburg VIC 3058 Sold Price **\$1,350,000** Sold Date **12-Aug-21**

 2  1  1

Distance **0.79km**

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

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