

## 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

22/3 Wardens Walk Coburg VIC 3058

### Indicative selling price

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

Single Price

or range  
between

\$525,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Coburg

Period-from

01 Aug 2020

to

31 Jul 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

301/19 Pentridge Boulevard Coburg VIC 3058	\$575,000	05-Jun-21
305/4 Moonering Drive Coburg VIC 3058	\$536,000	08-Apr-21
7/2 Hudson Street Coburg VIC 3058	\$597,000	26-Jun-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: 16 August 2021



**301/19 Pentridge Boulevard Coburg VIC 3058**

Sold Price

**\$575,000**

Sold Date

**05-Jun-21**

2

1

1

Distance

**0.24km**



**305/4 Moonering Drive Coburg VIC 3058**

Sold Price

**\$536,000**

Sold Date

**08-Apr-21**

2

2

1

Distance

**0.41km**



**7/2 Hudson Street Coburg VIC 3058**

Sold Price

<sup>RS</sup> **\$597,000**

Sold Date

**26-Jun-21**

2

2

1

Distance

**0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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