

## 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

3/5 SUVLA GROVE COBURG NORTH 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

\$745,000

&

\$815,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Coburg North

Period-from

01 Feb 2022

to

31 Jan 2023

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

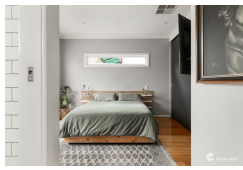
Date of sale

873A SYDNEY ROAD COBURG NORTH VIC 3058	\$780,000	03-Dec-22
824 SYDNEY ROAD COBURG NORTH VIC 3058	\$835,000	-
2/11 RENOWN STREET COBURG NORTH VIC 3058	\$870,000	31-Jan-23

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: 24 February 2023



**873A SYDNEY ROAD COBURG  
NORTH VIC 3058**

 3  2  2

Sold Price <sup>RS</sup> **\$780,000** Sold Date **03-Dec-22**

Distance **0.84km**

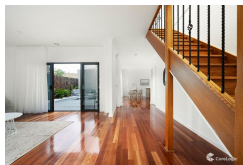


**824 SYDNEY ROAD COBURG  
NORTH VIC 3058**

 3  3  2

Sold Price **\$835,000** Sold Date **-**

Distance **0.81km**



**2/11 RENOWN STREET COBURG  
NORTH VIC 3058**

 3  2  2

Sold Price <sup>RS</sup> **\$870,000** Sold Date **31-Jan-23**

Distance **1.19km**

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

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