

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/1 INDUSTRY LANE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,500

Property type

Unit

Suburb

Coburg

Period-from

01 Dec 2022

to

29 Feb 2024

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

3/5 INDUSTRY LANE COBURG VIC 3058	\$671,000	18-Jul-23
8/5 INDUSTRY LANE COBURG VIC 3058	\$695,000	14-Jul-23
5/16 NORRIS STREET COBURG NORTH VIC 3058	\$692,000	09-Mar-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 18 March 2024



3/5 INDUSTRY LANE COBURG VIC 3058

Sold Price

\$671,000

Sold Date

18-Jul-23

 2

 1

 1

Distance

0km



8/5 INDUSTRY LANE COBURG VIC 3058

Sold Price

\$695,000

Sold Date

14-Jul-23

 2

 1

 1

Distance

0km



5/16 NORRIS STREET COBURG NORTH VIC 3058

Sold Price

^{RS} **\$692,000**

Sold Date

09-Mar-24

 2

 1

 1

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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