

## 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

44 Shorts Road 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$757,500

Property type

House

Suburb

Coburg North

Period-from

01 Sep 2018

to

31 Aug 2019

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 66 Ronald Street Coburg North VIC 3058 | \$1,100,000 | 15-Jun-19 |
| 86 Ohea Street Coburg VIC 3058         | \$1,040,000 | 19-Jul-19 |
| 31 Rodney Avenue Coburg North VIC 3058 | \$940,000   | 24-Aug-19 |

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: 13 September 2019

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**66 Ronald Street Coburg North VIC 3058** Sold Price **\$1,100,000** Sold Date **15-Jun-19**

 4  2  2

Distance **1.97km**



**86 Ohea Street Coburg VIC 3058** Sold Price **\$1,040,000** Sold Date **19-Jul-19**

 4  2  1

Distance **1.51km**



**31 Rodney Avenue Coburg North VIC 3058** Sold Price **\$940,000** Sold Date **24-Aug-19**

 3  2  1

Distance **0.46km**

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

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