

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

2/13 Princess Street Coburg North 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Other

Suburb

Coburg North

Period-from

01 Sep 2020

to

31 Aug 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

2/13 Lorensen Avenue Coburg North VIC 3058	\$750,000	28-Jun-21
1/848 Sydney Road Coburg North VIC 3058	\$695,000	04-Aug-21
19 Aperture Street Coburg North VIC 3058	\$665,000	30-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: 20 September 2021



2/13 Lorensen Avenue Coburg North VIC 3058

 3  2  2

Sold Price **\$750,000** Sold Date **28-Jun-21**

Distance **0.46km**

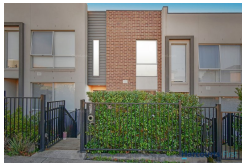


1/848 Sydney Road Coburg North VIC 3058

 3  2  2

Sold Price **\$695,000** Sold Date **04-Aug-21**

Distance **0.84km**



19 Aperture Street Coburg North VIC 3058

 2  2  1

Sold Price ^{RS} **\$665,000** Sold Date **30-Aug-21**

Distance **1.9km**

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

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