

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 CASH STREET 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,256,000

Property type

House

Suburb

Coburg

Period-from

01 Nov 2021

to

31 Oct 2022

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 REYNARD STREET COBURG VIC 3058	\$865,000	03-Jul-22
2A COBURG STREET COBURG VIC 3058	\$885,000	04-Jun-22

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: 21 November 2022



**2 REYNARD STREET COBURG VIC
3058**

Sold Price

\$865,000

Sold Date

03-Jul-22

 2

 1

 -

Distance

0.25km



**2A COBURG STREET COBURG VIC
3058**

Sold Price

\$885,000

Sold Date

04-Jun-22

 2

 1

 1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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