

## 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

12 Rasmussen Court Coburg 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

\$987,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Coburg

Period-from

01 Feb 2020

to

31 Jan 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 4 Meadow Street Coburg VIC 3058        | \$973,000 | 18-Nov-20 |
| 18 Newlands Road Coburg North VIC 3058 | \$966,000 | 31-Oct-20 |
| 26 Salisbury Street Coburg VIC 3058    | \$990,000 | 25-Aug-20 |

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: 05 February 2021

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**4 Meadow Street Coburg VIC 3058** Sold Price **\$973,000** Sold Date **18-Nov-20**

4 1 1

Distance **0.18km**



**18 Newlands Road Coburg North VIC 3058** Sold Price **\$966,000** Sold Date **31-Oct-20**

4 1 2

Distance **0.78km**



**26 Salisbury Street Coburg VIC 3058** Sold Price **\$990,000** Sold Date **25-Aug-20**

3 1 2

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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