

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 Rollo 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,250

Property type

House

Suburb

Coburg North

Period-from

01 Apr 2020

to

31 Mar 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 Bridges Avenue Coburg North VIC 3058	\$915,000	25-Feb-21
75 Shorts Road Coburg North VIC 3058	\$940,000	27-Nov-20
39 Merlyn Street Coburg North VIC 3058	\$891,600	20-Jan-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: 07 April 2021

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4 Bridges Avenue Coburg North VIC 3058

 2  1  1

Sold Price

^{RS} **\$915,000** Sold Date **25-Feb-21**

Distance **0.15km**



75 Shorts Road Coburg North VIC 3058

 3  1  2

Sold Price

\$940,000 Sold Date **27-Nov-20**

Distance **0.32km**



39 Merlyn Street Coburg North VIC 3058

 3  1  1

Sold Price

\$891,600 Sold Date **20-Jan-21**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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