

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

17 Glyndon Avenue 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

\$837,000

Property type

House

Suburb

Coburg North

Period-from

01 Jul 2019

to

30 Jun 2020

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

95 Shorts Road Coburg North VIC 3058	\$951,000	20-Jun-20
39 Mashoobra Street Coburg North VIC 3058	\$912,500	11-Apr-20
14 Mashoobra Street Coburg North VIC 3058	\$900,000	27-Mar-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: 08 July 2020



95 Shorts Road Coburg North VIC 3058

Sold Price

^{RS}

\$951,000

Sold Date

20-Jun-20



3



1



4

Distance

0.5km



39 Mashoobra Street Coburg North VIC 3058

Sold Price

\$912,500

Sold Date

11-Apr-20



3



1



2

Distance

0.33km

Notes from your agent

Sold \$912,000



14 Mashoobra Street Coburg North VIC 3058

Sold Price

\$900,000^{UN}

Sold Date

27-Mar-20



3



1



1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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