

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

3 Clarendon 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Coburg

Period-from

01 Mar 2019

to

29 Feb 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

6 Bonar Avenue Brunswick West VIC 3055	\$1,101,000	14-Dec-19
42 Linda Street Coburg VIC 3058	\$1,025,000	21-Oct-19
44 Canberra Street Brunswick VIC 3056	\$1,020,000	23-Sep-19

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: 19 March 2020



6 Bonar Avenue Brunswick West VIC 3055

2 1 2

Sold Price

\$1,101,000

Sold Date

14-Dec-19

Distance

0.68km



42 Linda Street Coburg VIC 3058

3 1 2

Sold Price

\$1,025,000

Sold Date

21-Oct-19

Distance

0.71km



44 Canberra Street Brunswick VIC 3056

2 1 2

Sold Price

\$1,020,000

Sold Date

23-Sep-19

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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