

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

17A Queen 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Land

Suburb

Coburg

Period-from

01 May 2020

to

30 Apr 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

1C Jamieson Street Coburg VIC 3058	\$1,185,000	17-Mar-21
109 Murray Street Coburg VIC 3058	\$1,260,000	27-Mar-21
18 Lobb Street Coburg VIC 3058	\$1,155,000	17-Feb-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: 28 May 2021

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1C Jamieson Street Coburg VIC 3058

Sold Price **\$1,185,000** Sold Date **17-Mar-21**

3 2 2

Distance **0.62km**



109 Murray Street Coburg VIC 3058

Sold Price ^{RS} **\$1,260,000** Sold Date **27-Mar-21**

3 2 -

Distance **1.58km**



18 Lobb Street Coburg VIC 3058

Sold Price **\$1,155,000** Sold Date **17-Feb-21**

3 3 2

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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