



# STATEMENT OF INFORMATION

21 KINGSFORD AVENUE, COBURG NORTH, VIC 3058 PREPARED BY GRANTHAM REAL ESTATE, 2 GRANTHAM ST BRUNSWICK WEST



### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



## 21 KINGSFORD AVENUE, COBURG 🛛 🖾 2 🖾 1 😓 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$760,000 to \$820,000

**MEDIAN SALE PRICE** 



## **COBURG NORTH, VIC, 3058**

Suburb Median Sale Price (House)

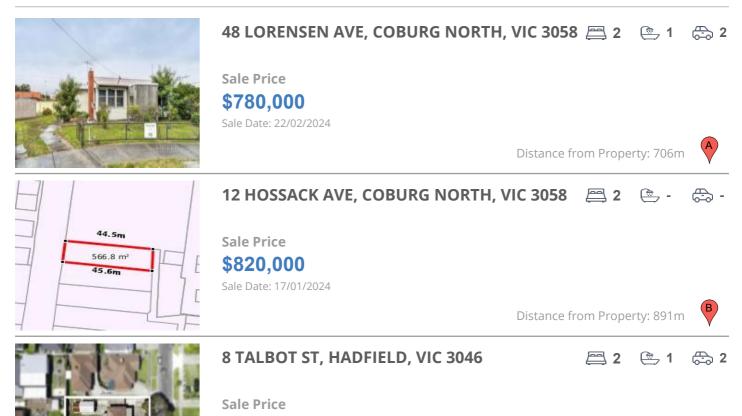
\$950,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



Sale Date: 11/11/2023

Distance from Property: 1.3km

This report has been compiled on 03/05/2024 by Grantham Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

\$805.000

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## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

#### Property offered for sale

Address Including suburb and postcode

21 KINGSFORD AVENUE, COBURG NORTH, VIC 3058

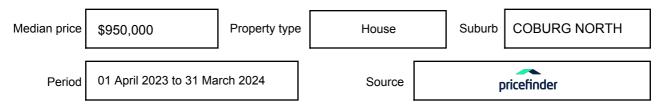
#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$760,000 to \$820,000

#### Median sale price



#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six 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
48 LORENSEN AVE, COBURG NORTH, VIC 3058	\$780,000	22/02/2024
12 HOSSACK AVE, COBURG NORTH, VIC 3058	\$820,000	17/01/2024
8 TALBOT ST, HADFIELD, VIC 3046	\$805,000	11/11/2023

This Statement of Information was prepared on: 03/

03/05/2024

