

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

34 Vincent 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

House

Suburb

Coburg

Period-from

01 May 2019

to

30 Apr 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

15 Fraser Street Coburg VIC 3058	\$850,000	14-Dec-19
86 Reynard Street Coburg VIC 3058	\$800,000	31-Mar-20
46 Essex Street Pascoe Vale VIC 3044	\$871,000	03-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: 20 May 2020



15 Fraser Street Coburg VIC 3058

Sold Price

\$850,000

Sold Date

14-Dec-19

 2

 1

 1

Distance

0.39km



86 Reynard Street Coburg VIC 3058

Sold Price

\$800,000

Sold Date

31-Mar-20

 2

 1

 1

Distance

0.86km



46 Essex Street Pascoe Vale VIC 3044

Sold Price

\$871,000

Sold Date

03-Mar-20

 2

 1

 1

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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