

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 WALKER 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

House

Suburb

Coburg

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

24 CLIFTON GROVE COBURG VIC 3058	\$919,000	26-Mar-22
13 WEBB STREET COBURG VIC 3058	\$890,000	16-Feb-22
48A REYNARD STREET COBURG VIC 3058	\$917,000	13-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 April 2022



24 CLIFTON GROVE COBURG VIC 3058

Sold Price

^{RS} **\$919,000**

Sold Date

26-Mar-22

 2

 1

 1

Distance

1km



13 WEBB STREET COBURG VIC 3058

Sold Price

^{RS} **\$890,000** ^{UN}

Sold Date

16-Feb-22

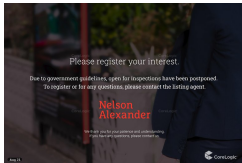
 2

 1

 2

Distance

1.36km



48A REYNARD STREET COBURG VIC 3058

Sold Price

\$917,000

Sold Date

13-Oct-21

 2

 1

 -

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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