

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

21 ELIZABETH 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,283,750

Property type

House

Suburb

Coburg

Period-from

01 Oct 2021

to

30 Sep 2022

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

74 MATHIESON STREET COBURG NORTH VIC 3058	\$1,375,000	25-Jun-22
25 ELIZABETH STREET COBURG VIC 3058	\$1,400,000	11-Jul-22
17 ELIZABETH STREET COBURG VIC 3058	\$1,300,000	04-May-22

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: 24 October 2022

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**74 MATHIESON STREET COBURG
NORTH VIC 3058** 3  1  4

Sold Price

RS

\$1,375,000

Sold Date

25-Jun-22

Distance

2.31km**25 ELIZABETH STREET COBURG
VIC 3058** 2  1  -

Sold Price

\$1,400,000

Sold Date

11-Jul-22

Distance

0.03km**17 ELIZABETH STREET COBURG
VIC 3058** 3  3  1

Sold Price

\$1,300,000

Sold Date

04-May-22

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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