

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

3/6 MCKAY 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

\$335,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Coburg

Period-from

01 May 2021

to

30 Apr 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

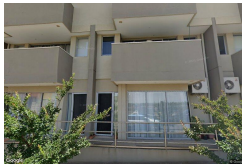
Date of sale

309/5 WARDENS WALK COBURG VIC 3058	\$368,500	18-Jan-22
56 QUARRY CIRCUIT COBURG VIC 3058	\$366,000	22-Oct-21
3/44 MUNRO STREET COBURG VIC 3058	\$320,000	20-Jan-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: 26 May 2022



309/5 WARDENS WALK COBURG VIC 3058

Sold Price

\$368,500

Sold Date

18-Jan-22



1



1



1

Distance

-



56 QUARRY CIRCUIT COBURG VIC 3058

Sold Price

\$366,000

Sold Date

22-Oct-21



1



1



1

Distance

-



3/44 MUNRO STREET COBURG VIC 3058

Sold Price

\$320,000

Sold Date

20-Jan-22



1



1



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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