

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

20-26 COROMANDEL PLACE MELBOURNE VIC 3000

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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

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 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

1102/22 COROMANDEL PLACE MELBOURNE VIC 3000	\$350,000	23-Dec-21
1508/22 COROMANDEL PLACE MELBOURNE VIC 3000	\$370,000	13-Apr-21
302/139 BOURKE STREET MELBOURNE VIC 3000	\$349,000	29-Mar-21

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: 14 April 2022



**1102/22 COROMANDEL PLACE
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$350,000** Sold Date **23-Dec-21**

Distance -

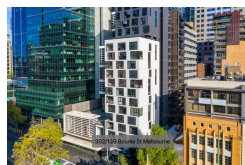


**1508/22 COROMANDEL PLACE
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$370,000** Sold Date **13-Apr-21**

Distance -



**302/139 BOURKE STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$349,000** Sold Date **29-Mar-21**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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