

## 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

73 Bruce Street Coburg VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$892,500

Property type

House

Suburb

Coburg

Period-from

01 Sep 2018

to

31 Aug 2019

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 41 Lascelles Street Coburg VIC 3058 | \$980,000   | 13-Jul-19 |
| 110 Gordon Street Coburg VIC 3058   | \$1,020,500 | 15-Aug-19 |
| 108 Ohea Street Coburg VIC 3058     | \$962,500   | 03-Aug-19 |

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: 16 September 2019

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**41 Lascelles Street Coburg VIC 3058**

 3  1  1

Sold Price

**\$980,000**

Sold Date

**13-Jul-19**

Distance

**0.4km**



**110 Gordon Street Coburg VIC 3058**

 3  1  2

Sold Price

<sup>RS</sup> **\$1,020,500** <sup>UN</sup>

Sold Date

**15-Aug-19**

Distance

**0.46km**



**108 Ohea Street Coburg VIC 3058**

 3  1  2

Sold Price

**\$962,500**

Sold Date

**03-Aug-19**

Distance

**0.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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