

## 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 OHEA 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

\$1,250,000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Coburg

Period-from

01 Aug 2021

to

31 Jul 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

2 ROGERS STREET COBURG VIC 3058	\$1,270,000	14-May-22
68 OHEA STREET COBURG VIC 3058	\$1,280,000	03-Jul-21
19 SUTHERLAND STREET COBURG VIC 3058	\$1,265,000	13-Nov-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.~~

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## 2 ROGERS STREET COBURG VIC 3058

3 2 3

Sold Price **\$1,270,000** Sold Date **14-May-22**

Distance **0.22km**



## 68 OHEA STREET COBURG VIC 3058

3 2 4

Sold Price **\$1,280,000** Sold Date **03-Jul-21**

Distance **0.3km**



## 19 SUTHERLAND STREET COBURG VIC 3058

3 2 2

Sold Price **\$1,265,000** Sold Date **13-Nov-21**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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