

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

2 Hardwick 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

\$755,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,250

Property type

House

Suburb

Coburg

Period-from

01 Nov 2019

to

31 Oct 2020

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

3 Walker Street Coburg VIC 3058	\$820,000	07-Nov-20
1 Gilmour Street Coburg VIC 3058	\$738,000	16-Oct-20
36 Kelson Street Coburg VIC 3058	\$830,000	06-Jun-20

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: 30 November 2020

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3 Walker Street Coburg VIC 3058

Sold Price

^{RS} **\$820,000**

Sold Date **07-Nov-20**

2

1

1

Distance

0.58km



1 Gilmour Street Coburg VIC 3058

Sold Price

^{RS} **\$738,000**

Sold Date **16-Oct-20**

2

1

1

Distance

1.17km



36 Kelson Street Coburg VIC 3058

Sold Price

\$830,000

Sold Date **06-Jun-20**

2

1

1

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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