

## 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

1/3 ALEXANDER AVENUE COBURG NORTH VIC 3058

### Indicative selling price

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

_____	\$939,000.00	or range between		
Single Price				

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$686,250	Property type	Unit	Suburb	Coburg North
Period-from	01 Jul 2022	to	30 Jun 2023	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
10/7 NEWLANDS ROAD COBURG NORTH VIC 3058	\$800,000	04-Apr-22
18 ALEXANDER AVENUE COBURG NORTH VIC 3058	\$970,000	19-Jun-22
54 DE CHENE PARADE COBURG NORTH VIC 3058	\$1,010,000	25-Mar-23

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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Robert Elezovic  
P 0393840000  
M 0408799299  
E robert.elezovic@brunswick.rh.com.au



**10/7 NEWLANDS ROAD COBURG  
NORTH VIC 3058**

Sold Price **\$800,000** Sold Date **04-Apr-22**

3 1 1

Distance **0.14km**



**18 ALEXANDER AVENUE COBURG  
NORTH VIC 3058**

Sold Price **\$970,000** Sold Date **19-Jun-22**

3 3 2

Distance **0.26km**



**54 DE CHENE PARADE COBURG  
NORTH VIC 3058**

Sold Price **\$1,010,000** Sold Date **25-Mar-23**

3 3 1

Distance **0.27km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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