

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

8 Morris Street Coburg North 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

\$830,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Coburg North

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

7 Carr Street Coburg North VIC 3058	\$850,000	28-Aug-19
6 Convent Court Coburg North VIC 3058	\$825,000	30-Mar-19
5 Kingsford Avenue Coburg North VIC 3058	\$820,000	17-May-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: 25 September 2019



7 Carr Street Coburg North VIC 3058

3 1 2

Sold Price

^{RS} **\$850,000**

Sold Date **28-Aug-19**

Distance **0.2km**



6 Convent Court Coburg North VIC 3058

3 1 2

Sold Price

\$825,000

Sold Date **30-Mar-19**

Distance **0.25km**



5 Kingsford Avenue Coburg North VIC 3058

3 1 2

Sold Price

\$820,000

Sold Date **17-May-19**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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