

## 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

3/15 SUVLA GROVE COBURG NORTH 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

\$575,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Coburg North

Period-from

01 Oct 2021

to

30 Sep 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

4/7 RYLAND STREET COBURG NORTH VIC 3058	\$600,000	11-Jul-22
4/18-20 SHORTS ROAD COBURG NORTH VIC 3058	\$640,000	13-Jul-22
1/10 MANLY COURT COBURG NORTH VIC 3058	\$672,500	07-Jul-22

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: 24 October 2022



**4/7 RYLAND STREET COBURG  
NORTH VIC 3058**

 2  1  2

Sold Price **\$600,000** Sold Date **11-Jul-22**

Distance **0.62km**



**4/18-20 SHORTS ROAD COBURG  
NORTH VIC 3058**

 2  1  1

Sold Price <sup>RS</sup> **\$640,000** Sold Date **13-Jul-22**

Distance **0.53km**



**1/10 MANLY COURT COBURG  
NORTH VIC 3058**

 2  1  1

Sold Price <sup>RS</sup> **\$672,500** Sold Date **07-Jul-22**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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