

## 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

92 Saunders 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

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,119,500

Property type

House

Suburb

Coburg

Period-from

01 Sep 2020

to

31 Aug 2021

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 Lobb Street Coburg VIC 3058	\$1,062,000	24-Jul-21
85 Queen Street Coburg VIC 3058	\$1,265,000	26-Jun-21
15 Kelson Street Coburg VIC 3058	\$1,020,500	27-Mar-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.~~

This Statement of Information was prepared on: 08 September 2021



**7 Lobb Street Coburg VIC 3058**

Sold Price **\$1,062,000** Sold Date **22-May-06**

 3  1  1

Distance **1.43km**



**85 Queen Street Coburg VIC 3058**

Sold Price <sup>RS</sup> **\$1,265,000** Sold Date **26-Jun-21**

 3  1  -

Distance **0.13km**



**15 Kelson Street Coburg VIC 3058**

Sold Price **\$1,020,500** Sold Date **27-Mar-21**

 3  1  1

Distance **0.65km**

RS = Recent sale      UN = Undisclosed Sale

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