

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

2/9 Collins 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,500

Property type

Unit

Suburb

Coburg

Period-from

01 Mar 2020

to

28 Feb 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

3/66 Springhall Parade Pascoe Vale South VIC 3044	\$695,000	27-Feb-21
2/2 Willow Grove Coburg VIC 3058	\$678,000	13-Mar-21
1/18 Dorset Road Pascoe Vale VIC 3044	\$660,000	25-Feb-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: 24 March 2021



3/66 Springhall Parade Pascoe Vale South VIC 3044

 2  1  1

^{RS} **\$695,000** Sold Date **27-Feb-21**

Distance **1.01km**



2/2 Willow Grove Coburg VIC 3058 Sold Price

 2  1  2

^{RS} **\$678,000** Sold Date **13-Mar-21**

Distance **1.43km**



1/18 Dorset Road Pascoe Vale VIC 3044 Sold Price

 2  1  2

^{RS} **\$660,000** Sold Date **25-Feb-21**

Distance **1.59km**

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

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