

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

5/3 Balloan 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Coburg

Period-from

01 Mar 2019

to

29 Feb 2020

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

6/160 Reynard Street Coburg VIC 3058	\$441,000	14-Mar-20
2/9 The Grove Coburg VIC 3058	\$405,000	18-Dec-19
4/78 The Grove Coburg VIC 3058	\$460,000	26-Oct-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: 27 March 2020



6/160 Reynard Street Coburg VIC 3058

Sold Price

\$441,000

Sold Date

14-Mar-20

 1

 1

 1

Distance

0.95km



2/9 The Grove Coburg VIC 3058

Sold Price

\$405,000

Sold Date

18-Dec-19

 1

 1

 1

Distance

1.37km



4/78 The Grove Coburg VIC 3058

Sold Price

\$460,000

Sold Date

26-Oct-19

 1

 1

 1

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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