

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

3/34 Donne 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Coburg

Period-from

01 Oct 2020

to

30 Sep 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

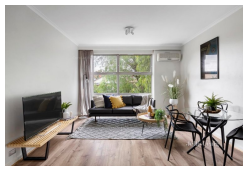
Date of sale

7/13 Clarendon Street Coburg VIC 3058	\$518,500	07-Apr-21
1/6 McKay Street Coburg VIC 3058	\$540,000	02-Aug-21
3/1 Kaye Court Coburg VIC 3058	\$497,500	26-May-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: 12 October 2021



7/13 Clarendon Street Coburg VIC 3058

Sold Price

\$518,500

Sold Date

07-Apr-21

 2

 1

 1

Distance

0.32km



1/6 McKay Street Coburg VIC 3058

Sold Price

^{RS} **\$540,000** ^{UN}

Sold Date

02-Aug-21

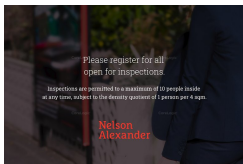
 2

 1

 1

Distance

1.77km



3/1 Kaye Court Coburg VIC 3058

Sold Price

\$497,500

Sold Date

26-May-21

 2

 1

 1

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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