

# 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

18 Kingsford Avenue, 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)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$1,145,000

Property Type House

Suburb Coburg North

Period - From 01/01/2022

to 31/03/2022

Source REIV

### 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 six 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
1	5 Ballard Av COBURG NORTH 3058	\$1,070,000	02/04/2022
2	17 Pallett St COBURG NORTH 3058	\$1,015,000	12/02/2022
3	2 Julius St COBURG NORTH 3058	\$985,000	19/03/2022

**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 six months.~~

This Statement of Information was prepared on:

27/04/2022 16:25



**Rooms:** 5

**Property Type:** House

**Land Size:** 479 sqm approx

Agent Comments

## Comparable Properties



**5 Ballard Av COBURG NORTH 3058 (REI)**

Agent Comments



**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 02/04/2022

**Property Type:** House (Res)



**17 Pallett St COBURG NORTH 3058 (REI)**

Agent Comments



**Price:** \$1,015,000

**Method:** Auction Sale

**Date:** 12/02/2022

**Property Type:** House (Res)



**2 Julius St COBURG NORTH 3058 (REI)**

Agent Comments



**Price:** \$985,000

**Method:** Auction Sale

**Date:** 19/03/2022

**Property Type:** House (Res)

**Land Size:** 520 sqm approx