

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

G04/53 Gaffney 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jun 2019

to

31 May 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

210/53 Gaffney Street Coburg VIC 3058	\$379,000	04-Jun-20
101B/1 Manna Gum Court Coburg VIC 3058	\$375,000	18-Feb-20
1B/1 Manna Gum Court Coburg VIC 3058	\$380,000	01-Jun-20

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 June 2020



210/53 Gaffney Street Coburg VIC 3058

Sold Price

^{RS} **\$379,000** Sold Date **04-Jun-20**

 1  1  1

Distance **0.01km**



101B/1 Manna Gum Court Coburg VIC 3058

Sold Price

\$375,000 Sold Date **18-Feb-20**

 1  1  1

Distance **1.36km**



1B/1 Manna Gum Court Coburg VIC 3058

Sold Price

^{RS} **\$380,000** Sold Date **01-Jun-20**

 1  1  1

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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