# 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

2/80 Ross 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<br>between | \$620,000 | & | \$680,000 |
|-------------------|---------------------|-----------|---|-----------|
| Median sale price |                     |           |   |           |

(\*Delete house or unit as applicable)

| Median Price | \$590,000   | Property type |             | Unit |        | Suburb | Coburg    |  |
|--------------|-------------|---------------|-------------|------|--------|--------|-----------|--|
| Period-from  | 01 Jun 2020 | to            | 31 May 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 |  |
|-----------------------------------|-----------|--------------|--|
| 19 Industry Lane Coburg VIC 3058  | \$667,000 | 19-Feb-21    |  |
| 3 Batman Avenue Coburg VIC 3058   | \$655,000 | 26-May-21    |  |
| 9/1 Industry Lane Coburg VIC 3058 | \$615,000 | 29-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: 26 June 2021

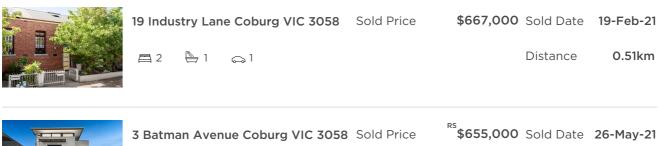


consumer.vic.gov.au



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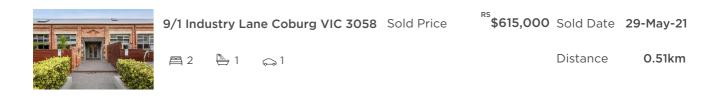




| 3 Batma | an Aven | ue Coburg VIC 3058 | Sold Price | <sup>RS</sup> \$655,000 | Sold Date | 26-May-21 |
|---------|---------|--------------------|------------|-------------------------|-----------|-----------|
| 圔 2     | 1 🖳     | ç⇒ 2               |            |                         | Distance  | 0.15km    |

## Notes from your agent

Sold By Barry Plant Coburg Within 100m Right on the train line



#### RS = Recent sale UN = Undisclosed Sale

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