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 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

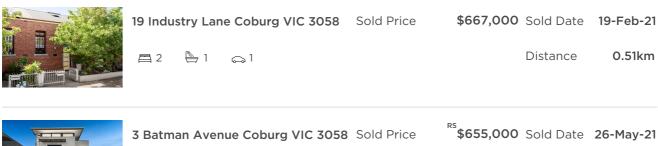


consumer.vic.gov.au



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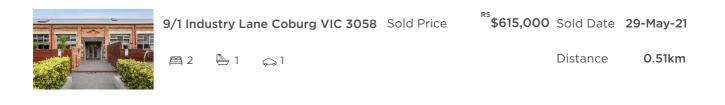




3 Batma	an Aven	ue Coburg VIC 3058	Sold Price	^{RS} \$655,000	Sold Date	26-May-21
圔 2	1 🖳	ç⇒ 2			Distance	0.15km

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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