

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

102/6 SYDNEY ROAD 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Coburg

Period-from

01 Feb 2023

to

31 Jan 2024

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

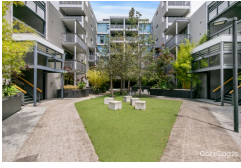
Date of sale

701/14-20 NICHOLSON STREET COBURG VIC 3058	\$320,000	10-Nov-23
3/2 MCKAY STREET COBURG VIC 3058	\$350,750	29-Oct-23
206A/41-43 STOCKADE AVENUE COBURG VIC 3058	\$350,000	30-Sep-23

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: 29 February 2024



**701/14-20 NICHOLSON STREET
COBURG VIC 3058**

 1  1  1

Sold Price

\$320,000

Sold Date **10-Nov-23**

Distance **0.98km**



**3/2 MCKAY STREET COBURG VIC
3058**

 1  1  1

Sold Price

\$350,750

Sold Date **29-Oct-23**

Distance **1.65km**



**206A/41-43 STOCKADE AVENUE
COBURG VIC 3058**

 1  1  1

Sold Price

\$350,000

Sold Date **30-Sep-23**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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