

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

202A/41-43 Stockade Avenue 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

Coburg

Period-from

01 Dec 2019

to

30 Nov 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

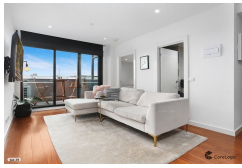
Date of sale

406/146 Bell Street Coburg VIC 3058	\$375,000	21-Sep-20
204C/1 Manna Gum Court Coburg VIC 3058	\$376,500	19-Nov-20
16M/14-20 Nicholson Street Coburg VIC 3058	\$300,000	03-Aug-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: 12 December 2020



406/146 Bell Street Coburg VIC 3058

 1  1  1

Sold Price

\$375,000

Sold Date

21-Sep-20

Distance

0.59km



204C/1 Manna Gum Court Coburg VIC 3058

 1  1  1

Sold Price

^{RS} **\$376,500** ^{UN}

Sold Date

19-Nov-20

Distance

0.61km



16M/14-20 Nicholson Street Coburg VIC 3058

 1  1  1

Sold Price

\$300,000

Sold Date

03-Aug-20

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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