

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

109/2B ROGERS 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

\$669,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

Other

Suburb

Coburg

Period-from

01 Apr 2022

to

31 Mar 2023

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

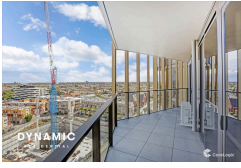
Date of sale

1004A/21 PENTRIDGE BOULEVARD COBURG VIC 3058	\$639,000	07-Dec-22
3/262 REYNARD STREET COBURG VIC 3058	\$662,000	31-Mar-23
14A/4 WOIWURUNG CRESCENT COBURG VIC 3058	-	15-Dec-22

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: 04 April 2023



1004A/21 PENTRIDGE BOULEVARD Sold Price **\$639,000** Sold Date **07-Dec-22**
COBURG VIC 3058

2 2 1

Distance **0.47km**



3/262 REYNARD STREET COBURG Sold Price ^{RS} **\$662,000** Sold Date **31-Mar-23**
VIC 3058

2 2 1

Distance **1.93km**



14A/4 WOIWURUNG CRESCENT Sold Price ^{RS} - Sold Date **15-Dec-22**
COBURG VIC 3058

2 2 1

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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