

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

13/38 Hudson Street, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$639,000

Median sale price

Median price \$667,000

Property Type Unit

Suburb Coburg

Period - From 01/04/2020

to 31/03/2021

Source REIV

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 six 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
1	3/142 Nicholson St COBURG 3058	\$650,000	23/06/2021
2	4/553 Murray Rd PRESTON 3072	\$605,000	21/04/2021
3			

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 six months.~~

This Statement of Information was prepared on:

12/07/2021 11:52



Property Type:

Agent Comments

Indicative Selling Price

\$639,000

Median Unit Price

Year ending March 2021: \$667,000

Comparable Properties



3/142 Nicholson St COBURG 3058 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 23/06/2021

Property Type: Townhouse (Single)



4/553 Murray Rd PRESTON 3072 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 21/04/2021

Property Type: Townhouse (Single)

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 six months.