

## 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

4 Mill Place Coburg VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

Coburg

Period-from

01 Nov 2019

to

31 Oct 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

3/185 Moreland Road Coburg VIC 3058	\$760,000	27-Jun-20
19/1 Manna Gum Court Coburg VIC 3058	\$700,000	29-Jun-20
11/6 Industry Lane Coburg VIC 3058	\$750,000	30-Oct-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: 17 November 2020



**3/185 Moreland Road Coburg VIC 3058**

Sold Price

**\$760,000**

Sold Date

**27-Jun-20**

 3

 2

 1

Distance

**1.17km**



**19/1 Manna Gum Court Coburg VIC 3058**

Sold Price

**\$700,000**

Sold Date

**29-Jun-20**

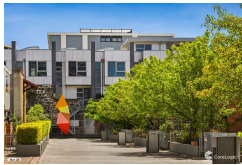
 3

 2

 2

Distance

**1.93km**



**11/6 Industry Lane Coburg VIC 3058**

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**30-Oct-20**

 3

 2

 2

Distance

**2.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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