

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

37 Beaumonde 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

or range
between

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,615

Property type

Unit

Suburb

Coburg

Period-from

01 Jan 2020

to

31 Dec 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

19A Florence Street Coburg VIC 3058	\$842,500	12-Nov-20
4 Mill Place Coburg VIC 3058	\$790,000	12-Dec-20
5 Manna Gum Court Coburg VIC 3058	\$756,000	05-Dec-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: 22 January 2021



19A Florence Street Coburg VIC 3058

 3  2  1

Sold Price

^{RS}

\$842,500

Sold Date

12-Nov-20

Distance

1.73km



4 Mill Place Coburg VIC 3058

 3  1  2

Sold Price

^{RS}

\$790,000

Sold Date

12-Dec-20

Distance

0.05km



5 Manna Gum Court Coburg VIC 3058

 3  2  2

Sold Price

^{RS}

\$756,000

Sold Date

05-Dec-20

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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