

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

2/4 McKay 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,730

Property type

Unit

Suburb

Coburg

Period-from

01 May 2020

to

30 Apr 2021

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

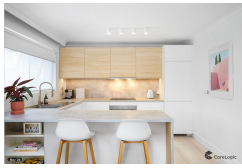
Date of sale

12/40-42 Bakers Road Coburg North VIC 3058	\$450,000	26-Dec-20
4/76 The Grove Coburg VIC 3058	\$450,000	30-Nov-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: 07 May 2021



**12/40-42 Bakers Road Coburg
North VIC 3058**

 2  1  1

Sold Price **\$450,000** Sold Date **26-Dec-20**

Distance **1.48km**



4/76 The Grove Coburg VIC 3058

 2  1  1

Sold Price

Sold Date **30-Nov-20**

Distance **1.65km**

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

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