

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

32/3 Wardens Walk 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jun 2020

to

31 May 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

10/51 Stockade Avenue Coburg VIC 3058	\$751,000	20-May-21
13/51 Stockade Avenue Coburg VIC 3058	\$743,750	18-Mar-21
12/7-9 Bell Street Coburg VIC 3058	\$630,000	10-Apr-21

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: 21 June 2021

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**10/51 Stockade Avenue Coburg VIC 3058** Sold Price^{RS} **\$751,000** Sold Date **20-May-21** 3  3  1Distance **0.06km****13/51 Stockade Avenue Coburg VIC 3058** Sold Price**\$743,750** Sold Date **18-Mar-21** 2  2  1Distance **0.06km****12/7-9 Bell Street Coburg VIC 3058** Sold Price^{RS} **\$630,000** Sold Date **10-Apr-21** 3  2  1Distance **0.87km****RS** = Recent sale**UN** = Undisclosed Sale

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