

## 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

22 Edna Grove 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

Other

Suburb

Coburg

Period-from

01 Feb 2020

to

31 Jan 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

|                                  |             |           |
|----------------------------------|-------------|-----------|
| 8 Stawell Street Coburg VIC 3058 | \$1,285,000 | 20-Feb-21 |
| 9 Stock Street Coburg VIC 3058   | \$1,119,000 | 19-Jan-21 |
| 21 Coburg Street Coburg VIC 3058 | \$1,040,000 | 12-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: 24 February 2021



**8 Stawell Street Coburg VIC 3058**

Sold Price <sup>RS</sup> **\$1,285,000** <sup>UN</sup> Sold Date **20-Feb-21**

 3  1  1

Distance **2.02km**



**9 Stock Street Coburg VIC 3058**

Sold Price <sup>RS</sup> **\$1,119,000** Sold Date **19-Jan-21**

 3  1  1

Distance **1.83km**



**21 Coburg Street Coburg VIC 3058**

Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **12-Dec-20**

 2  1  2

Distance **0.93km**

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

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