

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

12 Baxter 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

\$735,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

House

Suburb

Coburg

Period-from

01 May 2019

to

30 Apr 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

86 Reynard Street Coburg VIC 3058	\$800,000	31-Mar-20
24 Fowler Street Coburg VIC 3058	\$743,300	21-Nov-19
16 Main Street Coburg VIC 3058	\$825,500	24-Feb-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: 18 May 2020



86 Reynard Street Coburg VIC 3058

Sold Price

\$800,000

Sold Date

31-Mar-20

 2

 1

 2

Distance

0.37km



24 Fowler Street Coburg VIC 3058

Sold Price

\$743,300

Sold Date

21-Nov-19

 2

 1

 1

Distance

0.49km



16 Main Street Coburg VIC 3058

Sold Price

\$825,500

Sold Date

24-Feb-20

 3

 2

 1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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