

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

1/52 Lorensen Avenue, Coburg North Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$920,000

Median sale price

Median price

\$1,037,500

Property Type

House

Suburb

Coburg North

Period - From

01/04/2021

to

30/06/2021

Source

REIV

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 six 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
1	8A Curtin Av HADFIELD 3046	\$907,500	19/07/2021
2	1 Olive Gr PASCOE VALE 3044	\$971,000	17/07/2021
3	1/3 Bristol Rd PASCOE VALE 3044	\$930,000	24/04/2021

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 six months.~~

This Statement of Information was prepared on:

22/07/2021 11:54



Property Type:

Agent Comments

Comparable Properties



8A Curtin Av HADFIELD 3046 (REI)

Agent Comments



Price: \$907,500

Method: Sold Before Auction

Date: 19/07/2021

Property Type: Townhouse (Single)

Land Size: 307 sqm approx

1 Olive Gr PASCOE VALE 3044 (REI)

Agent Comments



Price: \$971,000

Method: Auction Sale

Date: 17/07/2021

Property Type: Townhouse (Res)

Land Size: 250 sqm approx

1/3 Bristol Rd PASCOE VALE 3044 (VG)

Agent Comments



Price: \$930,000

Method: Sale

Date: 24/04/2021

Property Type: Flat/Unit/Apartment (Res)