

# 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

17 Pixel Circuit, Coburg North Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$820,000

### Median sale price

Median price \$730,000

Property Type Unit

Suburb Coburg North

Period - From 01/10/2021

to 31/12/2021

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	41 Mathieson St COBURG NORTH 3058	\$818,000	08/10/2021
2	51 Marlborough St FAWKNER 3060	\$780,000	12/11/2021
3	6 Pixel Cirt COBURG 3058	\$770,000	15/11/2021

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:

30/03/2022 15:35



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**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$820,000

**Median Unit Price**

December quarter 2021: \$730,000

## Comparable Properties



**41 Mathieson St COBURG NORTH 3058 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$818,000

**Method:** Sold Before Auction

**Date:** 08/10/2021

**Property Type:** House (Res)

**Land Size:** 245 sqm approx



**51 Marlborough St FAWKNER 3060 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$780,000

**Method:** Auction Sale

**Date:** 12/11/2021

**Property Type:** House

**Land Size:** 640 sqm approx

**6 Pixel Cirt COBURG 3058 (VG)**

**Agent Comments**

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**Price:** \$770,000

**Method:** Sale

**Date:** 15/11/2021

**Property Type:** House (Res)

**Land Size:** 185 sqm approx