

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

404A/41-43 Stockade Avenue 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

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,250

Property type

Unit

Suburb

Coburg

Period-from

01 Oct 2018

to

30 Sep 2019

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

206A/41-43 Stockade Avenue Coburg VIC 3058	\$360,000	12-Jul-19
6/3 Wardens Walk Coburg VIC 3058	\$345,000	02-Jul-19
204/19 Pentridge Boulevard Coburg VIC 3058	\$342,000	20-Jun-19

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: 15 October 2019



**206A/41-43 Stockade Avenue
Coburg VIC 3058**

 1  1  1

Sold Price **\$360,000** Sold Date **12-Jul-19**

Distance -



**6/3 Wardens Walk Coburg VIC
3058**

 2  1  1

Sold Price **\$345,000** Sold Date **02-Jul-19**

Distance **0.13km**



**204/19 Pentridge Boulevard
Coburg VIC 3058**

 1  1  1

Sold Price **\$342,000** Sold Date **20-Jun-19**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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