# 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

15 Kelson Street Coburg VIC 3058

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$1,000,000	&	\$1,100,000	
Median sale price						
(*Delete house or unit as applicable)						
Median Price	\$1,085,000	Property type	House	Suburb	Coburg	

31 Jan 2021

## Comparable property sales (\*Delete A or B below as applicable)

01 Feb 2020

**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.

to

Address of comparable property	Price	Date of sale
37 Jamieson Street Coburg VIC 3058	\$1,000,000	03-Feb-21
9 Stock Street Coburg VIC 3058	\$1,119,000	19-Jan-21
52 Huntington Grove Coburg VIC 3058	\$1,132,500	28-Nov-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.

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Source



Corelogic

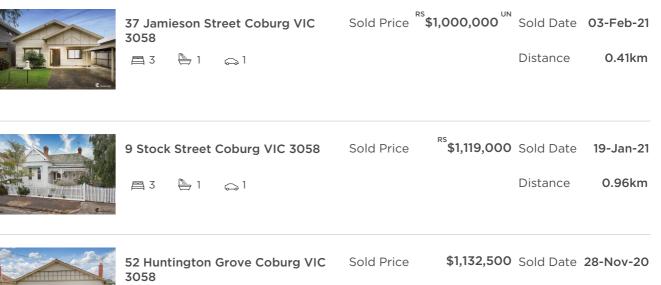
consumer.vic.gov.au



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Distance

1.97km



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RS = Recent sale UN = Undisclosed Sale

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