

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

4 Hutchison Place 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

\$865,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Coburg

Period-from

01 Jan 2019

to

31 Dec 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

1 Meadow Street Coburg VIC 3058	\$900,000	12-Oct-19
23 Boyd Crescent Coburg North VIC 3058	\$940,000	18-Dec-19
33 Mehegan Avenue Coburg North VIC 3058	\$875,000	30-Nov-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: 19 January 2020


1 Meadow Street Coburg VIC 3058

Sold Price

\$900,000

Sold Date

12-Oct-19
 3

 1

 2

Distance

0.17km

23 Boyd Crescent Coburg North VIC 3058

Sold Price

\$940,000^{UN}

Sold Date

18-Dec-19
 3

 1

 2

Distance

0.52km

33 Mehegan Avenue Coburg North VIC 3058

Sold Price

\$875,000

Sold Date

30-Nov-19
 3

 1

 2

Distance

0.53km
RS = Recent sale

UN = Undisclosed Sale

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