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

5/80 Munro Street, Coburg Vic 3058

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Coburg
Period - From	01/01/2021	to	31/12/2021		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	9/4 Mckay St COBURG 3058	\$560,000	21/01/2022
2	9/4 Mckay St COBURG 3058	\$559,000	18/01/2022
3	110/53 Gaffney St COBURG 3058	\$535,000	01/02/2022

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:

14/04/2022 09:58





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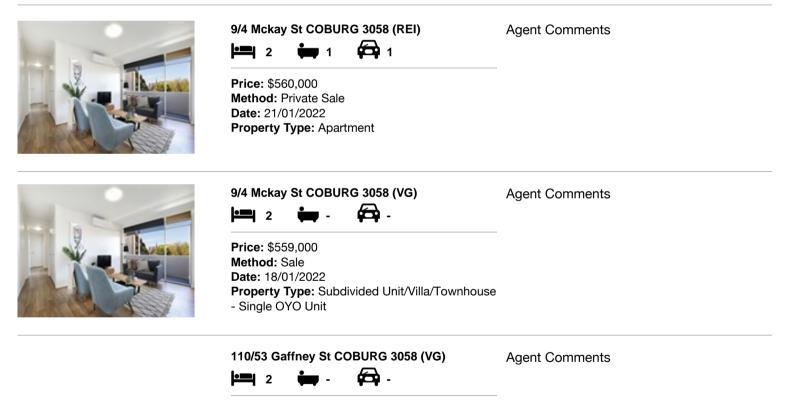




Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending December 2021: \$710,000

Comparable Properties



Price: \$535,000 Method: Sale Date: 01/02/2022 Property Type: Flat/Unit/Apartment (Res)

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788



propertydata

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