

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

2/3 SHAFTSBURY STREET 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

\$789,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jun 2021

to

31 May 2022

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

4/2 WILLOW GROVE COBURG VIC 3058	\$803,000	17-May-22
3/276 REYNARD STREET COBURG VIC 3058	-	03-May-22
5/20 LOCH STREET COBURG VIC 3058	\$690,000	29-Mar-22

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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4/2 WILLOW GROVE COBURG VIC 3058

Sold Price

^{RS} **\$803,000**

Sold Date **17-May-22**

2 1 1

Distance **0.51km**

Sold Off Market



Barry Plant Inner City Group

3/276 REYNARD STREET COBURG VIC 3058

Sold Price

^{RS} -

Sold Date **03-May-22**

2 1 1

Distance **0.94km**



5/20 LOCH STREET COBURG VIC 3058

Sold Price

\$690,000

Sold Date **29-Mar-22**

2 2 1

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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