

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

39 Merlyn Street Coburg North 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

\$797,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,000

Property type

House

Suburb

Coburg North

Period-from

01 Jan 2020

to

31 Dec 2020

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

7 Boundary Road Coburg North VIC 3058	\$841,000	16-Jul-20
46 Galeka Street Coburg North VIC 3058	\$915,000	07-Nov-20
18 Rodney Avenue Coburg North VIC 3058	\$865,000	29-Oct-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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7 Boundary Road Coburg North VIC 3058 Sold Price **\$841,000** Sold Date **16-Jul-20**
 Distance **0.16km**
 3 1 1



46 Galeka Street Coburg North VIC 3058 Sold Price ^{RS} **\$915,000** Sold Date **07-Nov-20**
 Distance **0.18km**
 2 1 2



18 Rodney Avenue Coburg North VIC 3058 Sold Price **\$865,000** Sold Date **29-Oct-20**
 Distance **0.55km**
 2 1 1

RS = Recent sale **UN** = Undisclosed Sale

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