

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

3/13 Princess 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

or range
between

\$795,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,500

Property type

Other

Suburb

Coburg North

Period-from

01 Jan 2021

to

31 Dec 2021

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

4/13 Princess Street Coburg North VIC 3058	\$990,000	19-Oct-21
2/7-9 De Chene Parade Coburg North VIC 3058	\$895,000	27-Nov-21
41 Mathieson Street Coburg North VIC 3058	\$818,000	08-Oct-21

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: 12 January 2022



**4/13 Princess Street Coburg North
VIC 3058**

 3  -  -

Sold Price **\$990,000** Sold Date **19-Oct-21**

Distance **0.01km**



**2/7-9 De Chene Parade Coburg
North VIC 3058**

 3  2  2

Sold Price ^{RS} **\$895,000** Sold Date **27-Nov-21**

Distance **1.66km**



**41 Mathieson Street Coburg North
VIC 3058**

 3  1  1

Sold Price **\$818,000** Sold Date **08-Oct-21**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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