

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

8 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$891,600

Property type

House

Suburb

Coburg North

Period-from

01 Jun 2020

to

31 May 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

7 Gould Street Coburg North VIC 3058	\$940,000	01-May-21
21 Ledger Avenue Fawkner VIC 3060	\$920,000	11-Mar-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: 17 June 2021



7 Gould Street Coburg North VIC 3058

 3  2  2

Sold Price

^{RS} **\$940,000**

Sold Date

01-May-21

Distance

0.63km



21 Ledger Avenue Fawkner VIC 3060

 4  2  2

Sold Price

\$920,000

Sold Date

11-Mar-21

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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