

## 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 Abeckett Street Coburg VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$892,500

Property type

House

Suburb

Coburg

Period-from

01 Nov 2018

to

31 Oct 2019

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 94 Victoria Street Coburg VIC 3058 | \$820,000 | 16-Sep-19 |
| 101 Barrow Street Coburg VIC 3058  | \$825,000 | 17-Sep-19 |
|                                    |           |           |

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: 07 November 2019



**94 Victoria Street Coburg VIC 3058** Sold Price **\$820,000** Sold Date **16-Sep-19**

 2  1  1

Distance **0.64km**



**101 Barrow Street Coburg VIC 3058** Sold Price **\$825,000** Sold Date **17-Sep-19**

 2  1  1

Distance **1.78km**

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

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