

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

1/27 SPRY 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,250

Property type

Unit

Suburb

Coburg North

Period-from

01 Sep 2022

to

31 Aug 2023

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

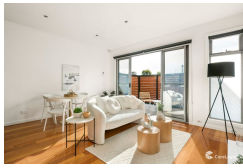
Date of sale

3/16 NORRIS STREET COBURG NORTH VIC 3058	\$588,000	02-Aug-23
93 BAKERS ROAD COBURG NORTH VIC 3058	\$630,000	11-May-23
12 OUTLOOK ROAD COBURG NORTH VIC 3058	\$650,000	10-Jun-23

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: 22 September 2023



**3/16 NORRIS STREET COBURG
NORTH VIC 3058**

 2  2  1

Sold Price

^{RS}

\$588,000

Sold Date **02-Aug-23**

Distance

0.4km



**93 BAKERS ROAD COBURG
NORTH VIC 3058**

 2  1  1

Sold Price

\$630,000

Sold Date **11-May-23**

Distance

0.66km



**12 OUTLOOK ROAD COBURG
NORTH VIC 3058**

 3  1  2

Sold Price

\$650,000

Sold Date **10-Jun-23**

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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