

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

9 Adler Grove 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$794,000

Property type

House

Suburb

Coburg North

Period-from

01 Mar 2019

to

29 Feb 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

6 Tonkin Avenue Coburg North VIC 3058	\$820,000	29-Nov-19
41 Spry Street Coburg North VIC 3058	\$791,000	15-Dec-19
7 Manly Court Coburg North VIC 3058	\$792,500	07-Dec-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.~~

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6 Tonkin Avenue Coburg North VIC 3058

Sold Price

\$820,000

Sold Date

29-Nov-19

3

1

1

Distance

0.25km



41 Spry Street Coburg North VIC 3058

Sold Price

\$791,000

Sold Date

15-Dec-19

3

1

3

Distance

1.25km



7 Manly Court Coburg North VIC 3058

Sold Price

\$792,500

Sold Date

07-Dec-19

3

1

2

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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