#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 401/56 STOCKADE AVENUE, COBURG, 🕮 - 🕒 -







**Indicative Selling Price** 

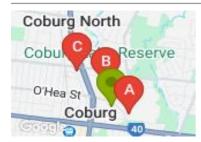
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$785,000 to \$860,000

Provided by: Danielle Caruso , Ray White Coburg

## **MEDIAN SALE PRICE**



COBURG, VIC, 3058

**Suburb Median Sale Price (Unit)** 

\$580,000

01 July 2023 to 30 June 2024

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



43 PENTRIDGE BVD, COBURG, VIC 3058







Sale Price

\$800,000

Sale Date: 27/04/2024

Distance from Property: 254m





2 INDUSTRY LANE, COBURG, VIC 3058







Sale Price

\$820,000

Sale Date: 25/05/2024

Distance from Property: 316m





82A ROSS ST, COBURG, VIC 3058







**Sale Price** 

\$842,500

Sale Date: 25/05/2024

Distance from Property: 684m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

#### Property offered for

Address Including suburb and postcode

401/56 STOCKADE AVENUE, COBURG, VIC 3058

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$785,000 to \$860,000

#### Median sale price

Median price	\$580,000	Property type	Other	Suburb	COBURG
Period	01 July 2023 to 30 June 2024		Source	pricefinder	

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable	Price	Date of sale
43 PENTRIDGE BVD, COBURG, VIC 3058	\$800,000	27/04/2024
2 INDUSTRY LANE, COBURG, VIC 3058	\$820,000	25/05/2024
82A ROSS ST, COBURG, VIC 3058	\$842,500	25/05/2024

This Statement of Information was prepared on:

24/09/2024

