

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

314A/41-43 Stockade Avenue Coburg 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,250

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2018

to

31 Aug 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

6/3 Wardens Walk Coburg VIC 3058	\$345,000	02-Jul-19
201A/1 Manna Gum Court Coburg VIC 3058	\$320,000	02-Jul-19
209/53 Gaffney Street Coburg VIC 3058	\$354,600	01-Apr-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: 16 September 2019

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6/3 Wardens Walk Coburg VIC 3058

 1  1  1

Sold Price

\$345,000

Sold Date

02-Jul-19

Distance

0.13km



201A/1 Manna Gum Court Coburg VIC 3058

 1  1  1

Sold Price

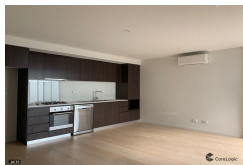
\$320,000

Sold Date

02-Jul-19

Distance

0.61km



209/53 Gaffney Street Coburg VIC 3058

 1  1  1

Sold Price

\$354,600

Sold Date

01-Apr-19

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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