

## 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

205/11 URQUHART 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

\$470,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Coburg

Period-from

01 Feb 2023

to

31 Jan 2024

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

10/1 KAYE COURT COBURG VIC 3058	\$509,000	15-Nov-23
9/133 NICHOLSON STREET COBURG VIC 3058	\$515,000	31-Oct-23
5/50-66 REYNARD STREET COBURG VIC 3058	\$494,000	15-Sep-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: 27 February 2024



**10/1 KAYE COURT COBURG VIC 3058**

 2  1  1

Sold Price

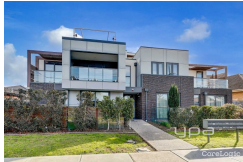
**\$509,000**

Sold Date

**15-Nov-23**

Distance

**0.53km**



**9/133 NICHOLSON STREET COBURG VIC 3058**

 2  1  1

Sold Price

**\$515,000**

Sold Date

**31-Oct-23**

Distance

**1.15km**



**5/50-66 REYNARD STREET COBURG VIC 3058**

 2  1  1

Sold Price

**\$494,000**

Sold Date

**15-Sep-23**

Distance

**1.05km**

RS = Recent sale

UN = Undisclosed Sale

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