

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

60A SHAFTSBURY STREET 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

\$1,650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,500

Property type

House

Suburb

Coburg

Period-from

01 Nov 2022

to

31 Oct 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

10 WILLOW GROVE COBURG VIC 3058	\$1,450,000	18-Aug-22
44 CLARENDON STREET COBURG VIC 3058	\$1,675,000	06-Apr-23
51 CLARENDON STREET COBURG VIC 3058	\$1,750,000	04-Nov-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: 29 November 2023

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10 WILLOW GROVE COBURG VIC 3058

Sold Price

\$1,450,000

Sold Date

18-Aug-22

3

2

3

Distance

0.13km



44 CLARENDON STREET COBURG VIC 3058

Sold Price

\$1,675,000

Sold Date

06-Apr-23

3

2

2

Distance

0.22km



51 CLARENDON STREET COBURG VIC 3058

Sold Price

^{RS} **\$1,750,000** ^{UN}

Sold Date

04-Nov-23

4

3

1

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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