

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

1/14 FLINDERS 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

or range
between

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2023

to

30 Jun 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

4/24 WESTGATE STREET PASCOE VALE SOUTH VIC 3044	\$631,000	16-Apr-24
2/96 REYNOLDS PARADE PASCOE VALE SOUTH VIC 3044	\$610,000	04-Apr-24
301/19 PENTRIDGE BOULEVARD COBURG VIC 3058	\$590,000	23-May-24

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: 13 July 2024



4/24 WESTGATE STREET PASCOE VALE SOUTH VIC 3044 Sold Price **\$631,000** Sold Date **16-Apr-24**

 2  1  1

Distance **1.04km**



2/96 REYNOLDS PARADE PASCOE VALE SOUTH VIC 3044 Sold Price ^{RS} **\$610,000** Sold Date **04-Apr-24**

 2  1  1

Distance **1.19km**



301/19 PENTRIDGE BOULEVARD COBURG VIC 3058 Sold Price **\$590,000** Sold Date **23-May-24**

 2  1  1

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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