

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

2/38 Richards 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2020

to

31 Aug 2021

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

5/22-24 Richards Street Coburg VIC 3058	\$700,000	13-May-21
7/40-50 Stockade Avenue Coburg VIC 3058	\$660,000	16-Apr-21
1/4 Blair Street Coburg VIC 3058	\$700,000	30-Mar-21

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: 01 September 2021



**5/22-24 Richards Street Coburg
VIC 3058**

 2  1  1

Sold Price **\$700,000** Sold Date **13-May-21**

Distance **0.12km**



**7/40-50 Stockade Avenue Coburg
VIC 3058**

 2  1  1

Sold Price **\$660,000** Sold Date **16-Apr-21**

Distance **0.73km**



1/4 Blair Street Coburg VIC 3058

 2  1  1

Sold Price **\$700,000** Sold Date **30-Mar-21**

Distance **1.3km**

RS = Recent sale **UN** = Undisclosed Sale

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