

## 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

11 Athol Avenue Coburg North 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

\$950,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,250

Property type

House

Suburb

Coburg North

Period-from

01 Apr 2020

to

31 Mar 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

45 Shorts Road Coburg North VIC 3058	\$1,040,000	06-Mar-21
75 Shorts Road Coburg North VIC 3058	\$940,000	27-Nov-20
20 Ulm Street Coburg North VIC 3058	\$1,000,000	27-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.~~

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**45 Shorts Road Coburg North VIC 3058** 3  1  2

Sold Price

**\$1,040,000**

Sold Date

**06-Mar-21**

Distance

**0.15km****75 Shorts Road Coburg North VIC 3058** 3  1  2

Sold Price

**\$940,000**

Sold Date

**27-Nov-20**

Distance

**0.26km****20 Ulm Street Coburg North VIC 3058** 3  1  2

Sold Price

<sup>RS</sup> **\$1,000,000**

Sold Date

**27-Mar-21**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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