

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 Audley 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,005,500

Property type

House

Suburb

Coburg

Period-from

01 Aug 2019

to

31 Jul 2020

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 Dare Street Coburg VIC 3058	\$805,000	29-May-20
12 Baxter Street Coburg VIC 3058	\$760,080	18-Jun-20
90 Nicholson Street Coburg VIC 3058	\$920,000	23-Apr-20

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: 15 August 2020



5 Dare Street Coburg VIC 3058

Sold Price

\$805,000

Sold Date **29-May-20**
 3  1  1

Distance **0.52km**


12 Baxter Street Coburg VIC 3058

Sold Price

\$760,080

Sold Date **18-Jun-20**
 3  1  1

Distance **0.63km**


90 Nicholson Street Coburg VIC 3058

Sold Price

\$920,000

Sold Date **23-Apr-20**
 3  1  1

Distance **1.36km**
RS = Recent sale

UN = Undisclosed Sale

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