

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

42 Higinbotham 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

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

*House

X

*Unit

Suburb

Coburg

Period-from

01 May 2018

to

30 Apr 2019

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 six 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

10A Baxter Street Coburg VIC 3058	\$763,000	09-Jan-19
22 Farm Road Coburg VIC 3058	\$775,000	08-Dec-18
177C Bell Street Coburg VIC 3058	\$801,000	14-Dec-18

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 six months.~~

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10A Baxter Street Coburg VIC 3058 Sold Price **\$763,000** Sold Date **09-Jan-19**

3 1 1

Distance **1.42km**



22 Farm Road Coburg VIC 3058 Sold Price **\$775,000** Sold Date **08-Dec-18**

3 2 1

Distance **1.18km**



177C Bell Street Coburg VIC 3058 Sold Price **\$801,000** Sold Date **14-Dec-18**

2 2 2

Distance **0.73km**

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

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