

## 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

13 IMAGE WALK 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

\$770,000

&

\$847,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Coburg North

Period-from

01 Mar 2022

to

28 Feb 2023

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

6 PIXEL CIRCUIT COBURG NORTH VIC 3058	\$770,000	25-Feb-23
824 SYDNEY ROAD COBURG NORTH VIC 3058	\$835,000	15-Feb-23
2B GLADYS COURT COBURG NORTH VIC 3058	\$865,000	04-Oct-22

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 March 2023



## 6 PIXEL CIRCUIT COBURG NORTH VIC 3058

Sold Price

<sup>RS</sup>

**\$770,000**

Sold Date

**25-Feb-23**



3



2



2

Distance

**0.48km**



## 824 SYDNEY ROAD COBURG NORTH VIC 3058

Sold Price

<sup>RS</sup>

**\$835,000**

Sold Date

**15-Feb-23**



3



3



2

Distance

**1.27km**



## 2B GLADYS COURT COBURG NORTH VIC 3058

Sold Price

**\$865,000**

Sold Date

**04-Oct-22**



3



2



1

Distance

**0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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