

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

5 Queen 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

\$937,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Coburg

Period-from

01 Dec 2018

to

30 Nov 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 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

42 Clarendon Street Coburg VIC 3058	\$953,000	27-Jul-19
38 Hawthorn Street Coburg VIC 3058	\$900,000	03-Oct-19
41 Lascelles Street Coburg VIC 3058	\$980,000	13-Jul-19

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: 04 December 2019



42 Clarendon Street Coburg VIC 3058

 3  1  2

Sold Price

\$953,000

Sold Date

27-Jul-19

Distance

0.42km



38 Hawthorn Street Coburg VIC 3058

 3  1  1

Sold Price

\$900,000

Sold Date

03-Oct-19

Distance

0.5km



41 Lascelles Street Coburg VIC 3058

 3  1  2

Sold Price

\$980,000

Sold Date

13-Jul-19

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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