

## 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

9/848 SYDNEY ROAD COBURG NORTH VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$515,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Coburg North

Period-from

01 Sep 2022

to

31 Aug 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

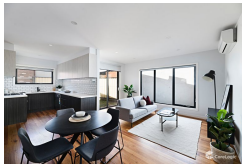
3/14 PRINCESS STREET FAWKNER VIC 3060	\$505,000	08-Mar-23
2/124 LORNE STREET FAWKNER VIC 3060	\$565,000	27-Mar-23
2/46 HUDSON STREET COBURG VIC 3058	\$540,000	16-May-23

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 September 2023

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**3/14 PRINCESS STREET FAWKNER  
VIC 3060**

Sold Price

**\$505,000**

Sold Date

**08-Mar-23**

 2  1  1

Distance

**0.94km**



**2/124 LORNE STREET FAWKNER  
VIC 3060**

Sold Price

**\$565,000**

Sold Date

**27-Mar-23**

 2  1  1

Distance

**1.34km**



**2/46 HUDSON STREET COBURG  
VIC 3058**

Sold Price

**\$540,000**

Sold Date

**16-May-23**

 2  1  1

Distance

**1.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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