

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 Aperture Street, Coburg North Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$641,000

&

\$692,000

Median sale price

Median price

\$718,500

Property Type

Unit

Suburb

Coburg North

Period - From

01/04/2021

to

30/06/2021

Source

REIV

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
1	4 Camera Wlk COBURG NORTH 3058	\$650,000	16/07/2021
2	52 Camera Wlk COBURG NORTH 3058	\$692,000	30/06/2021
3	116 Camera Wlk COBURG NORTH 3058	\$641,000	27/03/2021

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.~~

This Statement of Information was prepared on:

26/07/2021 16:20

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Indicative Selling Price

\$641,000 - \$692,000

Median Unit Price

June quarter 2021: \$718,500



Property Type:

Agent Comments

Comparable Properties



4 Camera Wik COBURG NORTH 3058 (REI)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 16/07/2021

Property Type: Townhouse (Res)



52 Camera Wik COBURG NORTH 3058 (REI)

Agent Comments



Price: \$692,000

Method: Private Sale

Date: 30/06/2021

Property Type: Townhouse (Single)



116 Camera Wik COBURG NORTH 3058 (REI)

Agent Comments



Price: \$641,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Townhouse (Res)