

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

118A BARROW STREET COBURG 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,500

Property type

Unit

Suburb

Coburg

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

123 MOORE STREET COBURG VIC 3058	\$742,500	14-Nov-20
4/28 KENDALL STREET COBURG VIC 3058	\$755,000	14-Nov-20
3/14 FLORENCE STREET COBURG VIC 3058	\$835,000	26-Mar-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 May 2021



**123 MOORE STREET COBURG VIC 3058**

Sold Price

**\$742,500**

Sold Date **14-Nov-20**

 2  1  1

Distance **1.2km**



**4/28 KENDALL STREET COBURG VIC 3058**

Sold Price

**\$755,000**

Sold Date **14-Nov-20**

 2  2  1

Distance **1.2km**



**3/14 FLORENCE STREET COBURG VIC 3058**

Sold Price

<sup>RS</sup> **\$835,000**

Sold Date **26-Mar-21**

 2  1  1

Distance **1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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