

## 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

16 Aperture Street 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

\$700,000

&

\$7,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,600

Property type

Unit

Suburb

Coburg North

Period-from

01 Oct 2020

to

30 Sep 2021

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

52 Camera Walk Coburg North VIC 3058	\$692,000	26-Jun-21
1/3 Livingstone Street Reservoir VIC 3073	-	15-Jun-21
3/2 Manly Court Coburg North VIC 3058	\$695,000	30-Sep-21

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: 27 October 2021



**52 Camera Walk Coburg North VIC 3058**

Sold Price

**\$692,000**

Sold Date

**26-Jun-21**

2

2

1

Distance

**0.06km**



**1/3 Livingstone Street Reservoir VIC 3073**

Sold Price

- Sold Date

**15-Jun-21**

2

2

1

Distance

**0.57km**



**3/2 Manly Court Coburg North VIC 3058**

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date

**30-Sep-21**

2

2

1

Distance

**1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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