

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

3/20 ORVIETO STREET COBURG NORTH 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

\$759,000

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

3/28 LORENSEN AVENUE COBURG NORTH VIC 3058	\$670,000	11-Oct-22
3/6 SUVLA GROVE COBURG NORTH VIC 3058	\$765,000	19-Mar-22

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.

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3/28 LORENSEN AVENUE COBURG Sold Price **\$670,000** Sold Date **11-Oct-22**
NORTH VIC 3058

2 2 1

Distance **0.2km**



3/6 SUVLA GROVE COBURG Sold Price **\$765,000** Sold Date **19-Mar-22**
NORTH VIC 3058

2 2 2

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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