

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 Batman Avenue Coburg 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

or range
between

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,730

Property type

Unit

Suburb

Coburg

Period-from

01 Apr 2020

to

31 Mar 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

19 Industry Lane Coburg VIC 3058	\$667,000	19-Feb-21
7/40-50 Stockade Avenue Coburg VIC 3058	\$660,000	16-Apr-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.

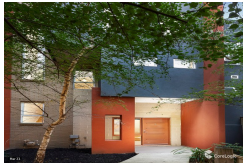
This Statement of Information was prepared on: 26 April 2021



19 Industry Lane Coburg VIC 3058 Sold Price **\$667,000** Sold Date **19-Feb-21**

 2  1  1

Distance **0.66km**



7/40-50 Stockade Avenue Coburg VIC 3058 Sold Price ^{RS} **\$660,000** Sold Date **16-Apr-21**

 2  1  1

Distance **0.74km**

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

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