

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

5/99 BOUNDARY ROAD 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Coburg North

Period-from

01 Nov 2021

to

31 Oct 2022

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

| | | |
|---|-----------|-----------|
| 4/18-20 SHORTS ROAD COBURG NORTH VIC 3058 | \$640,000 | 13-Jul-22 |
| 3/25 TONKIN AVENUE COBURG NORTH VIC 3058 | \$600,000 | 27-Oct-22 |
| 6/134 DERBY STREET PASCOE VALE VIC 3044 | \$631,000 | 04-Aug-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.~~

This Statement of Information was prepared on: 24 November 2022



4/18-20 SHORTS ROAD COBURG NORTH VIC 3058

2 1 1

Sold Price

^{RS} **\$640,000**

Sold Date

13-Jul-22

Distance

0.82km



3/25 TONKIN AVENUE COBURG NORTH VIC 3058

2 1 2

Sold Price

^{RS} **\$600,000**

Sold Date

27-Oct-22

Distance

0.26km



6/134 DERBY STREET PASCOE VALE VIC 3044

2 1 2

Sold Price

\$631,000

Sold Date

04-Aug-22

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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