

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

23 EDWARD STREET 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

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Coburg

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

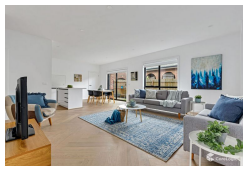
Date of sale

2/15A DARLINGTON GROVE COBURG VIC 3058	\$1,090,000	29-Aug-22
35A GLENORA AVENUE COBURG VIC 3058	\$1,160,000	12-Sep-22
1/78 BLAIR STREET COBURG VIC 3058	\$920,000	16-Jun-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: 23 November 2022



2/15A DARLINGTON GROVE COBURG VIC 3058

3 2 2

Sold Price ^{RS} **\$1,090,000** Sold Date **29-Aug-22**

Distance **0.5km**



35A GLENORA AVENUE COBURG VIC 3058

3 2 2

Sold Price ^{RS} **\$1,160,000** Sold Date **12-Sep-22**

Distance **0.6km**



1/78 BLAIR STREET COBURG VIC 3058

3 2 2

Sold Price **\$920,000** Sold Date **16-Jun-22**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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