

## 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

40 Sargood Street Coburg 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

\$1,350,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Coburg

Period-from

01 Nov 2020

to

31 Oct 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

17A Queen Street Coburg VIC 3058	\$1,311,000	19-Jun-21
4A Autumn Street Coburg VIC 3058	\$1,340,500	12-Aug-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: 03 November 2021



**17A Queen Street Coburg VIC 3058** Sold Price **\$1,311,000** Sold Date **19-Jun-21**

 3  -  -

Distance **1.28km**



**4A Autumn Street Coburg VIC 3058** Sold Price <sup>RS</sup> **\$1,340,500** Sold Date **12-Aug-21**

 3  3  2

Distance **1.77km**

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

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