

## 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

3/59 Lincoln Avenue Coburg North 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

Unit

Suburb

Coburg North

Period-from

01 Jul 2020

to

30 Jun 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

|  |           |           |
|--|-----------|-----------|
| 2/13 Lorensen Avenue Coburg North VIC 3058 | \$750,000 | 28-Jun-21 |
| 7/10 Dorset Road Pascoe Vale VIC 3044      | \$760,000 | 30-Jun-21 |
| 3/16 Albert Street Coburg North VIC 3058   | \$760,000 | 24-Feb-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: 28 July 2021



**2/13 Lorensen Avenue Coburg North VIC 3058**

3 2 2

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**28-Jun-21**

Distance

**0.59km**



**7/10 Dorset Road Pascoe Vale VIC 3044**

3 1 1

Sold Price

<sup>RS</sup>

**\$760,000**

Sold Date

**30-Jun-21**

Distance

**0.67km**



**3/16 Albert Street Coburg North VIC 3058**

3 2 2

Sold Price

**\$760,000**

Sold Date

**24-Feb-21**

Distance

**1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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