

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

19 Francis 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

or range
between

\$1,280,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

House

Suburb

Coburg

Period-from

01 May 2019

to

30 Apr 2020

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

15 Cope Street Coburg VIC 3058	\$1,320,000	22-Feb-20
57 Phillips Street Coburg VIC 3058	\$1,408,500	22-Feb-20
80 Queen Street Coburg VIC 3058	\$1,290,000	10-Dec-19

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.~~

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15 Cope Street Coburg VIC 3058

Sold Price

\$1,320,000

Sold Date

22-Feb-20

3
 2
 2

Distance

0.97km

57 Phillips Street Coburg VIC 3058

Sold Price

\$1,408,500

Sold Date

22-Feb-20

3
 1
 3

Distance

1.12km

80 Queen Street Coburg VIC 3058

Sold Price

\$1,290,000

Sold Date

10-Dec-19

3
 2
 2

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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