

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

12/23 BAXTER 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

\$385,000

&

\$422,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,999

Property type

Unit

Suburb

Coburg

Period-from

01 May 2022

to

30 Apr 2023

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

605/146 BELL STREET COBURG VIC 3058	\$435,000	14-Apr-23
203A/1 MANNA GUM COURT COBURG VIC 3058	\$440,000	13-Apr-23
602/146 BELL STREET COBURG VIC 3058	\$415,000	09-Mar-23

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: 09 May 2023



**605/146 BELL STREET COBURG
VIC 3058**

Sold Price

^{RS}

\$435,000

Sold Date

14-Apr-23



2



2



1

Distance

0.7km



**203A/1 MANNA GUM COURT
COBURG VIC 3058**

Sold Price

^{RS}

\$440,000

Sold Date

13-Apr-23



2



2



1

Distance

1.52km



**602/146 BELL STREET COBURG
VIC 3058**

Sold Price

^{RS}

\$415,000

Sold Date

09-Mar-23



2



1



1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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