

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 GOLF ROAD COBURG NORTH 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Coburg North

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

109 CONNOLLY AVENUE COBURG VIC 3058	\$920,000	31-Aug-24
25 GOLEEN STREET COBURG NORTH VIC 3058	\$980,000	12-Oct-24
21 PALLETT STREET COBURG NORTH VIC 3058	\$968,500	26-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 January 2025



**109 CONNOLLY AVENUE COBURG
VIC 3058**

3 2 -

Sold Price

\$920,000

Sold Date

31-Aug-24

Distance

0.45km



**25 GOLEEN STREET COBURG
NORTH VIC 3058**

3 1 2

Sold Price

\$980,000

Sold Date

12-Oct-24

Distance

1.01km



**21 PALLETT STREET COBURG
NORTH VIC 3058**

3 1 1

Sold Price

\$968,500

Sold Date

26-Oct-24

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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