

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

24 Lascelles 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

\$1,250,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

House

Suburb

Coburg

Period-from

01 Sep 2019

to

31 Aug 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

12 Lascelles Street Coburg VIC 3058	\$1,410,000	05-Jun-20
37 Hawthorn Street Coburg VIC 3058	\$1,330,000	08-May-20
30 Glencairn Avenue Coburg VIC 3058	\$1,265,000	25-Jul-20

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: 16 September 2020



12 Lascelles Street Coburg VIC 3058

3 2 2

Sold Price

\$1,410,000

Sold Date **05-Jun-20**

Distance **0.07km**



37 Hawthorn Street Coburg VIC 3058

3 2 2

Sold Price

\$1,330,000

Sold Date **08-May-20**

Distance **0.43km**



30 Glencairn Avenue Coburg VIC 3058

3 1 2

Sold Price

^{RS} **\$1,265,000**

Sold Date **25-Jul-20**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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