## 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	2/5 Industry Lane, Coburg Vic 3058
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000	&	\$650,000
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#### Median sale price

Median price \$745,000	Pro	operty Type To	wnhouse	Suburb	Coburg
Period - From 16/05/2021	to	15/05/2022	Source	ce REIV	

# 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 six 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
1	18 Industry La COBURG 3058	\$750,000	24/11/2021
2	9/6 Industry La COBURG 3058	\$715,000	07/05/2022
3	10/1 Industry La COBURG 3058	\$620,000	31/03/2022

#### 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 six months.

This Statement of Information was prepared on:	16/05/2022 10:08





Peter Leahy 9350 5588 0402 10 11 12 peter@peterleahy.com.au

**Indicative Selling Price** \$600,000 - \$650,000 **Median Townhouse Price** 16/05/2021 - 15/05/2022: \$745,000





Property Type: Unit **Agent Comments** 

# Comparable Properties



18 Industry La COBURG 3058 (REI/VG)





Price: \$750,000

Method: Sold Before Auction

Date: 24/11/2021

Property Type: Townhouse (Res)

**Agent Comments** 



9/6 Industry La COBURG 3058 (REI)





Price: \$715,000 Method: Auction Sale Date: 07/05/2022

Property Type: Townhouse (Res)

Agent Comments



10/1 Industry La COBURG 3058 (REI)



Price: \$620.000 Method: Private Sale Date: 31/03/2022

Property Type: Townhouse (Single)

Agent Comments

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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