

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

8 Renown Street 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

\$860,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Coburg North

Period-from

01 Feb 2020

to

31 Jan 2021

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 Bakers Road Coburg North VIC 3058	\$880,000	07-Aug-20
75 Shorts Road Coburg North VIC 3058	\$940,000	27-Nov-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: 10 February 2021



15 Bakers Road Coburg North VIC 3058

Sold Price

\$880,000

Sold Date **07-Aug-20**

 3  1  2

Distance **0.42km**



75 Shorts Road Coburg North VIC 3058

Sold Price

\$940,000

Sold Date **27-Nov-20**

 3  1  2

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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