

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

12/40 HUDSON 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jun 2024

to

31 May 2025

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

1/2 HUDSON STREET COBURG VIC 3058	\$600,500	31-May-25
6/5 INDUSTRY LANE COBURG VIC 3058	\$640,000	22-Dec-24
17/95 HARDING STREET COBURG VIC 3058	\$635,000	19-May-25

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.~~

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1/2 HUDSON STREET COBURG VIC 3058 Sold Price ^{RS} \$600,500 Sold Date 31-May-25
Distance 0.26km

2 1 1



6/5 INDUSTRY LANE COBURG VIC 3058 Sold Price \$640,000 Sold Date 22-Dec-24
Distance 0.81km

2 1 1



17/95 HARDING STREET COBURG VIC 3058 Sold Price ^{RS} \$635,000 Sold Date 19-May-25
Distance 1.19km

2 1 1

RS = Recent sale UN = Undisclosed Sale

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