

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

13 IMAGE WALK 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Coburg North

Period-from

01 Mar 2022

to

28 Feb 2023

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

6 PIXEL CIRCUIT COBURG NORTH VIC 3058	\$770,000	25-Feb-23
824 SYDNEY ROAD COBURG NORTH VIC 3058	\$835,000	15-Feb-23
2B GLADYS COURT COBURG NORTH VIC 3058	\$865,000	04-Oct-22

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: 15 March 2023



6 PIXEL CIRCUIT COBURG NORTH VIC 3058

Sold Price

^{RS}

\$770,000

Sold Date

25-Feb-23



3



2



2

Distance

0.48km



824 SYDNEY ROAD COBURG NORTH VIC 3058

Sold Price

^{RS}

\$835,000

Sold Date

15-Feb-23



3



3



2

Distance

1.27km



2B GLADYS COURT COBURG NORTH VIC 3058

Sold Price

\$865,000

Sold Date

04-Oct-22



3



2



1

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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