

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

16/5 INDUSTRY LANE 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

\$595,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Coburg

Period-from

01 Apr 2024

to

31 Mar 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

6/5 INDUSTRY LANE COBURG VIC 3058	\$640,000	22-Dec-24
7 BLACKWOOD CLOSE COBURG VIC 3058	\$655,000	01-Feb-25
1/6 BELGRAVE STREET COBURG VIC 3058	\$655,000	28-Oct-24

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: 27 April 2025



6/5 INDUSTRY LANE COBURG VIC 3058 Sold Price **\$640,000** Sold Date **22-Dec-24**
Distance **0km**

 2  1  1



7 BLACKWOOD CLOSE COBURG VIC 3058 Sold Price **\$655,000** Sold Date **01-Feb-25**
Distance **0.5km**

 2  2  1



1/6 BELGRAVE STREET COBURG VIC 3058 Sold Price Sold Date **28-Oct-24**
Distance **0.88km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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