

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

4/10 SNAPSHOT DRIVE 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

\$475,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Coburg North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

44 QUARRY CIRCUIT COBURG VIC 3058	\$515,000	15-Jan-25
3/36 MYRTLE GROVE RESERVOIR VIC 3073	\$600,000	01-Apr-25
205/4 MOONERING DRIVE COBURG VIC 3058	\$540,000	29-Jan-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.~~

This Statement of Information was prepared on: 23 July 2025

Bill Dontsios

M 0409803527

E bdontsios@barryplant.com.au



44 QUARRY CIRCUIT COBURG VIC 3058

Sold Price

\$515,000

Sold Date

15-Jan-25

 2

 2

 1

Distance

1.25km



3/36 MYRTLE GROVE RESERVOIR VIC 3073

Sold Price

\$600,000

Sold Date

01-Apr-25

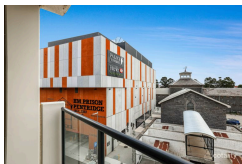
 2

 1

 1

Distance

1.37km



205/4 MOONERING DRIVE COBURG VIC 3058

Sold Price

\$540,000

Sold Date

29-Jan-25

 2

 2

 1

Distance

1.5km



205A/6 CLINCH AVENUE PRESTON VIC 3072

Sold Price

\$498,000

Sold Date

16-Apr-25

 2

 2

 1

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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