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

7 ALFRED STREET COBURG VIC 3058

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$950,000	&	\$1,045,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$1,300,000	Property type	Other	Suburb	Coburg			

31 Aug 2022

Comparable property sales (*Delete A or B below as applicable)

01 Sep 2021

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.

to

Address of comparable property	Price	Date of sale
2 ALFRED STREET COBURG VIC 3058	\$1,105,000	23-Apr-22
19 REYNARD STREET COBURG VIC 3058	\$980,000	19-Mar-22
3 AUDLEY STREET COBURG VIC 3058	\$1,080,000	30-Jun-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: 07 September 2022

Source



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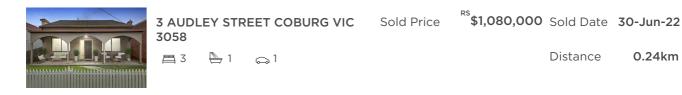
- M 0418395593
- E delmonte@iprimus.com.au



=1	2 ALFRED STREET COBURG VIC 3058		Sold Price	^{RS} \$1,105,000	Sold Date	Date 23-Apr-22	
	📇 3 🕒 1	⊜ 1			Distance	0.07km	
			Sold Drico	\$980.000	Sold Data	10-Mar-22	



19 REY 3058	NARD S	TREET COBURG VIC	Sold Price	\$980,000	Sold Date	19-Mar-22
昌 3	1	Ģ ⁻			Distance	0.12km



RS = Recent sale UN = Undisclosed Sale

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