

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

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

Period-from

01 Sep 2021

to

31 Aug 2022

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

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



2 ALFRED STREET COBURG VIC 3058

Sold Price ^{RS} **\$1,105,000** Sold Date **23-Apr-22**

 3  1  1

Distance **0.07km**



19 REYNARD STREET COBURG VIC 3058

Sold Price **\$980,000** Sold Date **19-Mar-22**

 3  1  -

Distance **0.12km**



3 AUDLEY STREET COBURG VIC 3058

Sold Price ^{RS} **\$1,080,000** Sold Date **30-Jun-22**

 3  1  1

Distance **0.24km**

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

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