

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

5/1 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jan 2023

to

31 Dec 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

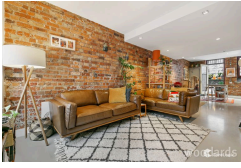
Date of sale

3/5 INDUSTRY LANE COBURG VIC 3058	\$671,000	18-Jul-23
8/5 INDUSTRY LANE COBURG VIC 3058	\$695,000	14-Jul-23
3/37 VICTORIA STREET COBURG VIC 3058	\$818,500	10-Oct-23

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: 05 January 2024



3/5 INDUSTRY LANE COBURG VIC 3058

Sold Price

\$671,000

Sold Date

18-Jul-23

 2  1  1

Distance

0km



8/5 INDUSTRY LANE COBURG VIC 3058

Sold Price

\$695,000

Sold Date

14-Jul-23

 2  1  1

Distance

0km



3/37 VICTORIA STREET COBURG VIC 3058

Sold Price

\$818,500

Sold Date

10-Oct-23

 2  1  1

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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