

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 Focus 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

\$610,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,650

Property type

Unit

Suburb

Coburg North

Period-from

01 Sep 2019

to

31 Aug 2020

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

7 Focus Drive Coburg North VIC 3058	\$631,000	02-Nov-19
17 Focus Drive Coburg North VIC 3058	\$618,000	29-Jun-19
12 Camera Walk Coburg North VIC 3058	\$611,858	20-Dec-19

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: 15 September 2020



Aumeca Group

chang liu

M 0430130708

E zack@iaumeca.com



7 Focus Drive Coburg North VIC 3058

2 2 1

Sold Price

\$631,000

Sold Date

02-Nov-19

Distance

-



17 Focus Drive Coburg North VIC 3058

2 2 1

Sold Price

\$618,000

Sold Date

29-Jun-19

Distance

0.03km



12 Camera Walk Coburg North VIC 3058

2 2 1

Sold Price

\$611,858

Sold Date

20-Dec-19

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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