

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

16 Gladstone 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

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,500

Property type

House

Suburb

Coburg

Period-from

01 Nov 2018

to

31 Oct 2019

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 Hatton Grove Coburg VIC 3058	\$1,106,000	21-Sep-19
101 Moore Street Coburg VIC 3058	\$1,105,000	31-Aug-19
45 Wallace Street Preston VIC 3072	\$1,121,000	19-Oct-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: 18 November 2019



7 Hatton Grove Coburg VIC 3058

Sold Price

\$1,106,000

Sold Date

21-Sep-19

 3  1  4

Distance

0.88km



101 Moore Street Coburg VIC 3058

Sold Price

\$1,105,000

Sold Date

31-Aug-19

 3  1  1

Distance

1.23km



45 Wallace Street Preston VIC 3072

Sold Price

\$1,121,000

Sold Date

19-Oct-19

 3  1  3

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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