

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

2C Preston 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

\$660,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/1 Murray Street Brunswick West VIC 3055	\$701,000	12-Aug-21
2/206 Gaffney Street Pascoe Vale VIC 3044	\$701,000	26-Oct-21
2E Preston Street Coburg VIC 3058	\$695,000	02-Oct-21

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: 11 January 2022

<small>Inspection Available By Appointment Only</small> <small>At Woodleys we are committed to the wellbeing of our staff and the broader community. Before inspecting a property please ensure you have read and understood the following safety procedures.</small>		Property Address	Sold Price	Sold Price	Sold Date	Distance
 <small>Wear your seat belt at all times when driving or riding in a motor vehicle.</small>  <small>Never drink and drive. If you have been drinking, don't drive. Call a friend or taxi for a ride home.</small>  <small>Never drink and ride. If you have been drinking, don't ride. Call a friend or taxi for a ride home.</small>  <small>Never drink and swim. If you have been drinking, don't swim. Call a friend or taxi for a ride home.</small>  <small>Never drink and play sports. If you have been drinking, don't play sports. Call a friend or taxi for a ride home.</small>	2/1 Murray Street Brunswick West VIC 3055  2  2  1	Sold Price \$701,000	Sold Date 12-Aug-21	Distance 1.66km		
	2/206 Gaffney Street Pascoe Vale VIC 3044  2  2  1	Sold Price ^{RS}\$701,000	Sold Date 26-Oct-21	Distance 1.7km		
	2E Preston Street Coburg VIC 3058  2  1  1	Sold Price \$695,000	Sold Date 02-Oct-21	Distance 0.02km		

RS = Recent sale UN = Undisclosed Sale

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