

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

10 Gould Street 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,500

Property type

House

Suburb

Coburg North

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

740 Sydney Road Coburg North VIC 3058	\$741,500	14-May-19
5 Kingsford Avenue Coburg North VIC 3058	\$820,000	17-May-19
57 Ronald Street Coburg North VIC 3058	\$760,000	05-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.~~

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**740 Sydney Road Coburg North
VIC 3058**

3 1 2

Sold Price

\$741,500

Sold Date

14-May-19

Distance

0.78km
**5 Kingsford Avenue Coburg North
VIC 3058**

3 1 2

Sold Price

\$820,000

Sold Date

17-May-19

Distance

0.91km
**57 Ronald Street Coburg North VIC
3058**

2 1 1

Sold Price

\$760,000

Sold Date

05-Oct-19

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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