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	16/2-6 ALICE 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	$260,000	&	$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$629,000	Property type	Unit	Suburb	Coburg
Period-from	01 May 2021	to	30 Apr 2022	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
17/550 MORELAND ROAD BRUNSWICK WEST VIC 3055	$260,000	22-Mar-22
7/47 MURRAY STREET BRUNSWICK WEST VIC 3055	$260,000	05-Apr-22
5/187 HOPE STREET BRUNSWICK WEST VIC 3055	$285,000	05-Mar-22

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: 04 May 2022

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17/550 MORELAND ROAD BRUNSWICK WEST VIC 3055

1 1 1

Sold Price RS $260,000 Sold Date 22-Mar-22

Distance 2.23km



7/47 MURRAY STREET BRUNSWICK WEST VIC 3055

1 1 1

Sold Price Sold Date 05-Apr-22

Distance 2.29km



5/187 HOPE STREET BRUNSWICK WEST VIC 3055

1 1 1

Sold Price RS $285,000 UN Sold Date 05-Mar-22

Distance 2.43km

RS = Recent sale **UN** = Undisclosed Sale

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