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	56C HUNTINGTON GROVE 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Coburg
Period-from	01 Jul 2022	to	30 Jun 2023	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
67A MOORE STREET COBURG VIC 3058	$1,250,000	18-Mar-23
72B OAKOVER ROAD PRESTON VIC 3072	$1,145,000	16-Mar-23
123A STEWART STREET BRUNSWICK EAST VIC 3057	$1,100,000	07-Jul-23

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: 24 July 2023

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67A MOORE STREET COBURG VIC 3058

3 2 2

Sold Price **$1,250,000** Sold Date **18-Mar-23**

Distance **0.87km**



72B OAKOVER ROAD PRESTON VIC 3072

3 2 2

Sold Price **$1,145,000** Sold Date **16-Mar-23**

Distance **1.41km**



123A STEWART STREET BRUNSWICK EAST VIC 3057

3 3 1

Sold Price RS **$1,100,000** Sold Date **07-Jul-23**

Distance **1.93km**

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

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