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	6/1 Kaye Court 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Coburg
Period-from	01 Jul 2020	to	30 Jun 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
10/51 Stockade Avenue Coburg VIC 3058	$751,000	20-May-21
4 Mill Place Coburg VIC 3058	$790,000	12-Dec-20
2/118 Bruce Street Coburg VIC 3058	$780,000	17-Apr-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: 15 July 2021

hockingstuart

Abraham Kalamouni
P 9471 1100
M 0400506219
E akalamouni@hockingstuart.com



10/51 Stockade Avenue Coburg VIC 3058

3 2 1

Sold Price **$751,000** Sold Date **20-May-21**

Distance **0.56km**

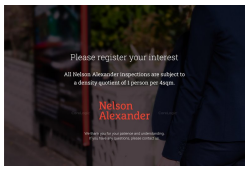


4 Mill Place Coburg VIC 3058

\- 1 2

Sold Price **$790,000** Sold Date **12-Dec-20**

Distance **2.37km**



2/118 Bruce Street Coburg VIC 3058

3 1 2

Sold Price **$780,000** Sold Date **17-Apr-21**

Distance **1.31km**

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

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