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	1/1 BELLEVUE 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	$675,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Coburg
Period-from	01 Jan 2022	to	31 Dec 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
3/44 BERRY STREET COBURG VIC 3058	$817,000	17-Sep-22
23B CASSELS ROAD BRUNSWICK VIC 3056	$842,000	10-Dec-22
3/61 THE GROVE COBURG VIC 3058	$700,000	22-Oct-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: 06 January 2023

BRAD TEAL • woodards

Gerasimos Grammenos
P 0409852373
M 0409852373
E ggrammenos@bradtealwoodards.com.au



3/44 BERRY STREET COBURG VIC 3058

2 1 1

Sold Price RS $817,000 Sold Date 17-Sep-22

Distance 0.5km



23B CASSELS ROAD BRUNSWICK VIC 3056

2 1 1

Sold Price RS $842,000 Sold Date 10-Dec-22

Distance 1.64km

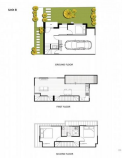


3/61 THE GROVE COBURG VIC 3058

2 1 1

Sold Price RS $700,000 Sold Date 22-Oct-22

Distance 1.96km



8/40 HUDSON STREET COBURG VIC 3058

2 1 1

Sold Price RS $730,000 Sold Date 10-Dec-22

Distance 0.79km

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

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