

## 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

802 SYDNEY ROAD COBURG NORTH VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

Coburg North

Period-from

01 Jul 2023

to

30 Jun 2024

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 4/99 BOUNDARY ROAD COBURG NORTH VIC 3058   | \$575,000 | 12-Mar-24 |
| 1/8 LORENSEN AVENUE COBURG NORTH VIC 3058  | \$590,000 | 05-Feb-24 |
| 6/28 LORENSEN AVENUE COBURG NORTH VIC 3058 | \$615,000 | 05-Jun-24 |

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: 31 July 2024


**4/99 BOUNDARY ROAD COBURG  
NORTH VIC 3058**
 2    1    -

Sold Price

**\$575,000**

Sold Date

**12-Mar-24**

Distance

**1.53km**

**1/8 LORENSEN AVENUE COBURG  
NORTH VIC 3058**
 2    2    1

Sold Price

**\$590,000**

Sold Date

**05-Feb-24**

Distance

**0.73km**

**6/28 LORENSEN AVENUE COBURG  
NORTH VIC 3058**
 2    2    -

Sold Price

<sup>RS</sup> **\$615,000**

Sold Date

**05-Jun-24**

Distance

**0.87km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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