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	15 Bakers Road, Coburg North 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	$800,000	&	$850,000

Median sale price

Median price	$825,000	Property type	*House*	Suburb	Coburg North
Period - From	MAR 2020	to	JULY 2020	Source	realestate.com.au

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 six 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
1 - 52 Orvieto Street, Coburg North	$860,000	27/06/20
2 - 9 Adler Grove, Coburg North	$850,000	14/05/20
3 - 6 Delta Avenue, Coburg North	$865,150	02/05/20

~~**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 six months.~~

This Statement of Information was prepared on: 29 July 2020