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	167A The Avenue, 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	$1,300,000	&	$1,380,000

Median sale price

Median price	$1,339,000	Property type	*House*	Suburb	Coburg
Period - From	05/06/2021	to	02/12/2021	Source	Corelogic / RPData

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 - 58 Nicholson Street, Coburg	$1,350,000	27/11/2021
2 - 167B The Avenue, Coburg	$1,350,000	08/12/2021
3 - 40 Sargood Street, Coburg	$1,367,500	06/12/2021

~~**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: 2 December 2021