

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

3/16 LORENSEN AVENUE COBURG NORTH 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Coburg North

Period-from

01 Jun 2021

to

31 May 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

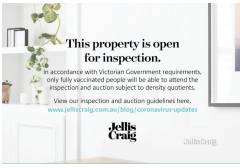
Date of sale

25 IDA STREET COBURG NORTH VIC 3058	\$620,000	27-Oct-21
2/20 LORENSEN AVENUE COBURG NORTH VIC 3058	\$645,000	05-Jan-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: 24 June 2022



**25 IDA STREET COBURG NORTH
VIC 3058**

Sold Price **\$620,000** Sold Date **27-Oct-21**

 2  1  1

Distance **-**



**2/20 LORENSEN AVENUE COBURG
NORTH VIC 3058**

Sold Price **\$645,000** Sold Date **05-Jan-22**

 2  1  1

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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