

## 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

1/86 SHORTS 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

\$899,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$686,250

Property type

Unit

Suburb

Coburg North

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/10 DORSET ROAD PASCOE VALE VIC 3044	\$829,000	29-Aug-23
1/59 LINCOLN AVENUE COBURG NORTH VIC 3058	\$840,000	25-Oct-23
1A ALEXANDRA STREET PASCOE VALE VIC 3044	\$895,000	05-Aug-23

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: 27 November 2023



**2/10 DORSET ROAD PASCOE VALE VIC 3044** Sold Price **\$829,000** Sold Date **29-Aug-23**

 3  2  2

Distance **0.2km**



**1/59 LINCOLN AVENUE COBURG NORTH VIC 3058** Sold Price <sup>RS</sup> **\$840,000** <sup>UN</sup> Sold Date **25-Oct-23**

 3  2  1

Distance **0.52km**



**1A ALEXANDRA STREET PASCOE VALE VIC 3044** Sold Price **\$895,000** Sold Date **05-Aug-23**

 3  2  1

Distance **0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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