

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/1 STOCKADE 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Coburg

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

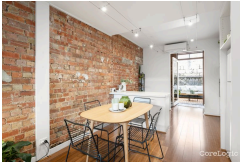
Date of sale

1/5 INDUSTRY LANE COBURG VIC 3058	\$640,000	13-Aug-24
8/3 BALLOAN STREET COBURG VIC 3058	\$659,000	26-Sep-24
10/5 INDUSTRY LANE COBURG VIC 3058	\$638,500	09-Aug-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 November 2024



1/5 INDUSTRY LANE COBURG VIC 3058

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **13-Aug-24**

2 1 1

Distance **0.16km**



8/3 BALLOAN STREET COBURG VIC 3058

Sold Price ^{RS} **\$659,000** Sold Date **26-Sep-24**

2 1 1

Distance **1.06km**



10/5 INDUSTRY LANE COBURG VIC 3058

Sold Price ^{RS} **\$638,500** ^{UN} Sold Date **09-Aug-24**

2 1 1

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale

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