

## 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

3/97 SHORTS ROAD COBURG NORTH VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$639,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Coburg North

Period-from

01 Jul 2021

to

30 Jun 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

5 ATTERCLIFFE AVENUE PASCOE VALE VIC 3044	\$650,000	06-May-22
2/20 LORENSEN AVENUE COBURG NORTH VIC 3058	\$645,000	05-Jan-22
3/53 LINCOLN AVENUE COBURG NORTH VIC 3058	\$710,000	25-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.

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**5 ATTERCLIFFE AVENUE PASCOE VALE VIC 3044** Sold Price **\$650,000** Sold Date **06-May-22**

2 1 1

Distance **0.77km**



**2/20 LORENSEN AVENUE COBURG NORTH VIC 3058** Sold Price **\$645,000** Sold Date **05-Jan-22**

2 1 1

Distance **-**



**3/53 LINCOLN AVENUE COBURG NORTH VIC 3058** Sold Price **\$710,000** Sold Date **25-Jan-22**

2 1 1

Distance **0.48km**

RS = Recent sale      UN = Undisclosed Sale

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