

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

7 KRITHIA STREET 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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Coburg North

Period-from

01 May 2021

to

30 Apr 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

9 BORANG STREET COBURG NORTH VIC 3058	\$1,077,000	25-Mar-22
88 SHORTS ROAD COBURG NORTH VIC 3058	\$1,066,000	25-Jan-22
12 SPRY STREET COBURG NORTH VIC 3058	\$1,037,000	01-Dec-21

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: 19 May 2022

**9 BORANG STREET COBURG
NORTH VIC 3058**3  1  1 Sold Price **\$1,077,000** Sold Date **25-Mar-22**Distance **0.5km****88 SHORTS ROAD COBURG NORTH
VIC 3058**3  1  1 Sold Price ^{RS} **\$1,066,000** Sold Date **25-Jan-22**Distance **1.22km****12 SPRY STREET COBURG NORTH
VIC 3058**3  1  1 Sold Price **\$1,037,000** Sold Date **01-Dec-21**Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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