

## 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

48 Abeckett Street Coburg 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

or range  
between

\$810,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

House

Suburb

Coburg

Period-from

01 Mar 2020

to

28 Feb 2021

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

10 Main Street Coburg VIC 3058	\$840,000	31-Oct-20
8 Hudson Street Coburg VIC 3058	\$860,000	28-Nov-20

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: 03 March 2021



10 Main Street Coburg VIC 3058

Sold Price

**\$840,000**

Sold Date

**31-Oct-20**

 2  1  1

Distance

**0.88km**



8 Hudson Street Coburg VIC 3058

Sold Price

**\$860,000**

Sold Date

**28-Nov-20**

 2  1  1

Distance

**1.22km**

RS = Recent sale

UN = Undisclosed Sale

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