

# 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 56 Camera Walk, 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)

Range between \$690,000 & \$730,000

### Median sale price

Median price \$760,000 Property Type Unit Suburb Coburg North

Period - From 01/01/2020 to 31/03/2020 Source REIV

### 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 six 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	3/16 Albert St COBURG NORTH 3058	\$720,000	20/06/2020
2	14 Aperture St COBURG 3058	\$710,000	10/01/2020
3	2/11 Horton St RESERVOIR 3073	\$700,000	12/05/2020

**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 six months.~~

This Statement of Information was prepared on: 02/07/2020 12:38