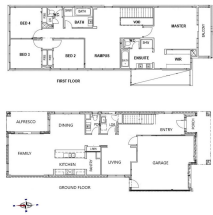


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 SPECTRUM WAY, COBURG NORTH, VIC  4  2  2

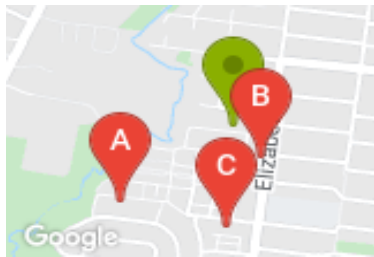
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$1,150,000

Provided by: Evelyn Chin, Leaders Real Estate Group

MEDIAN SALE PRICE



COBURG NORTH, VIC, 3058

Suburb Median Sale Price (House)

\$1,105,000

01 January 2022 to 31 March 2022

Provided by: 

COMPARABLE PROPERTIES

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.



29 DANTHONIA ST, COBURG NORTH, VIC  4  3  2

Sale Price

***\$1,200,000**

Sale Date: 25/03/2022

Distance from Property: 465m



185 ELIZABETH ST, COBURG NORTH, VIC 3058  4  2  3

Sale Price

***\$1,435,000**

Sale Date: 05/03/2022

Distance from Property: 146m



13 SNAPSHOT DR, COBURG NORTH, VIC 3058  5  3  2

Sale Price

\$1,375,000

Sale Date: 30/10/2021

Distance from Property: 362m



This report has been compiled on 26/04/2022 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

18 SPECTRUM WAY, COBURG NORTH, VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$1,150,000


Median sale price

Median price: \$1,105,000

Property type: House

Suburb: COBURG NORTH

Period: 01 January 2022 to 31 March 2022

Source: 

Comparable property sales

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 |
|--|--------------|--------------|
| 29 DANTHONIA ST, COBURG NORTH, VIC 3058 | *\$1,200,000 | 25/03/2022 |
| 185 ELIZABETH ST, COBURG NORTH, VIC 3058 | *\$1,435,000 | 05/03/2022 |
| 13 SNAPSHOT DR, COBURG NORTH, VIC 3058 | \$1,375,000 | 30/10/2021 |

This Statement of Information was prepared on: 26/04/2022