

STATEMENT OF INFORMATION

26 MOLESWORTH STREET, COBURG, VIC 3058

PREPARED BY THE REALEST ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



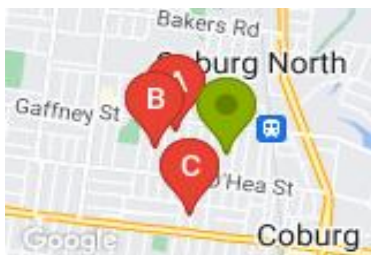
26 MOLESWORTH STREET, COBURG, VIC  2  2  1

Indicative Selling Price

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

Price Range: **\$980,000 to \$1,050,000**

MEDIAN SALE PRICE



COBURG, VIC, 3058

Suburb Median Sale Price (House)

01 October 2021 to 30 September 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.



45 WEBB ST, COBURG, VIC 3058

 3  1  1

Sale Price

\$980,000

Sale Date: 05/09/2022

Distance from Property: 370m



20 FISCHER ST, COBURG, VIC 3058

 3  1  2

Sale Price

****\$1,050,000**

Sale Date: 08/11/2022

Distance from Property: 459m



11 SUFFOLK AVE, COBURG, VIC 3058

 3  1  1

Sale Price

****\$1,027,000**

Sale Date: 08/09/2022

Distance from Property: 502m



This report has been compiled on 14/12/2022 by The Realest Estate. 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

26 MOLESWORTH STREET, COBURG, VIC 3058

Indicative selling price

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

Price Range:

\$980,000 to \$1,050,000

Median sale price

Median price

Property type

House

Suburb

COBURG

Period

01 October 2021 to 30 September 2022

Source

pricfinder

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

45 WEBB ST, COBURG, VIC 3058	\$980,000	05/09/2022
20 FISCHER ST, COBURG, VIC 3058	**\$1,050,000	08/11/2022
11 SUFFOLK AVE, COBURG, VIC 3058	**\$1,027,000	08/09/2022

This Statement of Information was prepared on:

14/12/2022