



David Gigliotti
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 Kerferd Street Coburg 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

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$953,000

*House

X

*Unit

Suburb

Coburg

Period-from

01 Jan 2018

to

31 Dec 2018

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 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

38 May Street Coburg VIC 3058	\$1,156,000	27-Oct-18
43 Soudan Street Coburg VIC 3058	\$1,192,500	20-Nov-18
16 Cope Street Coburg VIC 3058	\$1,250,000	20-Jul-18

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.~~

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38 May Street Coburg VIC 3058

Sold Price **\$1,156,000** Sold Date **27-Oct-18**

3 1 2

Distance **0.54km**

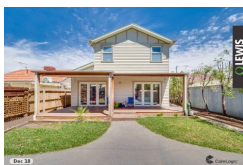


43 Soudan Street Coburg VIC 3058

Sold Price **\$1,192,500** Sold Date **20-Nov-18**

4 2 2

Distance **0.54km**



16 Cope Street Coburg VIC 3058

Sold Price **\$1,250,000** Sold Date **20-Jul-18**

4 2 1

Distance **0.64km**

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