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: 24 Focus Drive, Coburg North VIC 3058

Indicative selling price

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

~~Single price~~ ~~$*~~ ~~or~~ range between $* 950,000.00 & $ 1,040,000.00

Median sale price

Median price $ 1,076,000.00 Property type House Suburb Coburg North

Period - From 2019 Q1 to 2019 Q4 Source REIV

Comparable property sales

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	3A Morris St, Coburg North	$ 1,000,000.00	25 Mar 2020
2	35 Danthonia Dr, Coburg North	$ 947,000.00	23 Dec 2019
3	8 Spectrum Way, Coburg North	$ 1,005,000.00	28 Oct 2019

~~**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: 26/03/2020