

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

20-26 Coromandel Place Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

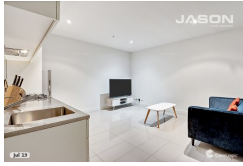
Date of sale

202/22 Coromandel Place Melbourne VIC 3000	\$350,000	27-Jul-19
801/22 Coromandel Place Melbourne VIC 3000	\$350,000	04-Aug-19
328/139-143 Lonsdale Street Melbourne VIC 3000	\$310,000	10-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 17 September 2019


**202/22 Coromandel Place
Melbourne VIC 3000**
 2  1  1

Sold Price

\$350,000

Sold Date

27-Jul-19

Distance

-


**801/22 Coromandel Place
Melbourne VIC 3000**
 2  1  -

Sold Price

Sold Date

04-Aug-19

Distance

-


**328/139-143 Lonsdale Street
Melbourne VIC 3000**
 2  1  1

Sold Price

^{RS} **\$310,000**

Sold Date

10-Sep-19

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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