

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

301A/41-43 Stockade Avenue Coburg VIC 3058

 2  2  1

Indicative Selling Price

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

Range between \$440,000 & \$460,000

Median Sale Price

\$480,000 Units in Coburg between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



**407/19 Pentridge Boulevard
Coburg VIC 3058**

 2  1  1

Sold Price **\$410,000** Sold Date **29-Jul-18**

Distance **0.28km**

**401/146 Bell Street Coburg VIC
3058**

 2  -  -

Sold Price **\$450,000** Sold Date **22-Sep-18**

Distance **0.58km**

**G04/146 Bell Street Coburg VIC
3058**

 2  -  -

Sold Price **\$493,500** Sold Date **04-Aug-18**

Distance **0.58km**

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