

# 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

99 Shaftsbury Street, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$965,000

&

\$1,045,000

### Median sale price

Median price

\$1,160,500

Property Type

House

Suburb

Coburg

Period - From

01/07/2020

to

30/09/2020

Source

REIV

### 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 |
|---|--------------------------------|-------------|--------------|
| 1 | 87 Shaftsbury St COBURG 3058   | \$1,045,000 | 30/05/2020   |
| 2 |                                |             |              |
| 3 |                                |             |              |

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:

04/11/2020 11:42

99 Shaftsbury Street, Coburg Vic 3058



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 449 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$965,000 - \$1,045,000

**Median House Price**

September quarter 2020: \$1,160,500

## Comparable Properties



**87 Shaftsbury St COBURG 3058 (REI/VG)**

**Agent Comments**



**Price:** \$1,045,000

**Method:** Auction Sale

**Date:** 30/05/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 460 sqm approx

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.

**Account** - McDonald Upton | P: 03 93759375 | F: 03 93792655



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.