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Rooms:
Property Type: House
Land Size: 403 sqm approx
Agent Comments

Indicative Selling Price
\$750,000

Median House Price
Year ending September 2018: \$1,020,000

Comparable Properties



26 Alice St COBURG 3058 (REI)

Agent Comments

2 1 2

Price: \$795,000
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: House (Res)



145 Melville Rd PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 2 1

Price: \$765,000
Method: Sold Before Auction
Date: 25/10/2018
Rooms: -
Property Type: House (Res)



18 Gordon St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$760,000
Method: Private Sale
Date: 22/09/2018
Rooms: -
Property Type: House

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

2 Marks Street, Coburg Vic 3058

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$1,020,000

House

X

Unit

Suburb Coburg

Period - From 01/10/2017

to

30/09/2018

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	26 Alice St COBURG 3058	\$795,000	06/10/2018
2	145 Melville Rd PASCOE VALE SOUTH 3044	\$765,000	25/10/2018
3	18 Gordon St BRUNSWICK WEST 3055	\$760,000	22/09/2018

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.~~