

5 Shackell Street, Coburg Vic 3058

McGrath

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Indicative Selling Price

\$1,075,000

Median House Price

December quarter 2017: \$1,020,000



 3  1  2

Rooms:

Property Type: House

Land Size: 458 sqm approx

Agent Comments

Comparable Properties



9 Deakin St COBURG 3058 (REI)

Agent Comments

 3  1  1

Price: \$1,085,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: House (Res)



117 Ohea St COBURG 3058 (REI)

Agent Comments

 3  2  2

Price: \$1,060,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 6

Property Type: House (Res)



200 Ohea St COBURG 3058 (REI)

Agent Comments

 3  1  2

Price: \$1,050,000

Method: Private Sale

Date: 08/09/2017

Rooms: -

Property Type: House (Res)

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

5 Shackell Street, Coburg Vic 3058

Indicative selling price

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

Single price \$1,075,000

Median sale price

Median price \$1,020,000

House

X

Unit

Suburb Coburg

Period - From 01/10/2017

to

31/12/2017

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	9 Deakin St COBURG 3058	\$1,085,000	17/02/2018
2	117 Ohea St COBURG 3058	\$1,060,000	16/09/2017
3	200 Ohea St COBURG 3058	\$1,050,000	08/09/2017

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.~~