

## 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	15 Shorts Road, Coburg North Vic 3058			
Indicative selling price	ce			
For the meaning of this p	orice see consumer.vic.gov.au/	'underquoting		
Range between \$550,	000 &	\$605,000		
Median sale price				
Median price \$523,00	00 Unit X	Suburb Coburg North		
Period - From 01/04/2	2016 to 31/03/2017	Source		

## Comparable property sales

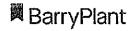
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

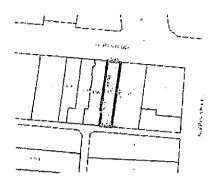
Address of comparable property	Price	Date of sale
5/1 Headley St COBURG NORTH 3058	\$600,000	04/03/2017
2/618 Sydney Rd COBURG 3058	\$600,000	25/02/2017
2/62 Mathieson St COBURG NORTH 3058	\$550,000	09/12/2016

Account - Barry Plant | P: 03 9350 1155 | F: 03 9350 5261











Rooms: 4

Property Type: Townhouse

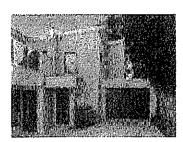
Land Size: 164 sqm Agent Comments

This brand new street frontage townhouse has two bedrooms, one bathroom and single car lock up garage.

Indicative Selling Price \$550,000 - \$605,000 Median Unit Price

Year ending March 2017: \$523,000

## Comparable Properties



5/1 Headley St COBURG NORTH 3058 (REI)

2





Price: \$600,000 Method: Auction Sale Date: 04/03/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

This townhouse has a much larger main bedroom and living/dining area. Both bedrooms have access to a generous size balcony. This property is also in a great location which is opposite the Coburg Bike Track which leads to Coburg Lake

and Melbourne CBD.



2/618 Sydney Rd COBURG 3058 (REI)







Price: \$600,000 Method: Auction Sale Date: 25/02/2017 Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

This is a brand new townhouse with three bedrooms, however the location of the property is not as desirable as 15 Shorts Road,



2/62 Mathieson St COBURG NORTH 3058 (REI) Agent Comments

2





Price: \$550,000 Method: Private Sale Date: 09/12/2016

Rooms: 7

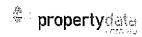
Property Type: Townhouse (Single)

This is also a street frontage townhouse with a larger living, kitchen and lounge area, It also includes a second bathroom and a much larger master bedroom with a good size courtyard.

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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,