

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

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$523,000

Unit

X

Suburb

Coburg North

Period - From

01/04/2016

to

31/03/2017

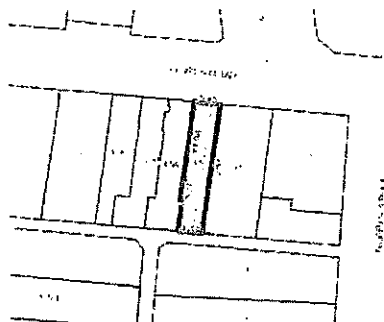
Source

REIV

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



 2  1  1

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  1  1

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.



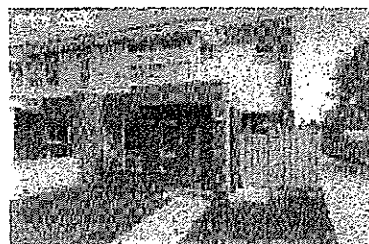
2/618 Sydney Rd COBURG 3058 (REI)

 3  1  1

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)

 2  2  1

Price: \$550,000
Method: Private Sale
Date: 09/12/2016
Rooms: 7
Property Type: Townhouse (Single)

Agent Comments

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.