

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

3/20 Lorensen Avenue, Coburg North Vic 3058

Indicative selling price

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

Single price \$607,000

Median sale price

Median price \$652,000 House Unit ☒ Suburb Coburg North

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	4/27 Surrey St PASCOE VALE 3044	\$616,000	22/09/2018
2	1/16 Lorensen Av COBURG NORTH 3058	\$585,000	13/09/2018
3	4/136 Derby St PASCOE VALE 3044	\$584,000	15/09/2018

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.

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Indicative Selling Price

\$607,000

Median Unit Price

Year ending September 2018: \$652,000



2 1 1

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/27 Surrey St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$616,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Townhouse (Res)



1/16 Lorensen Av COBURG NORTH 3058 (REI) Agent Comments

2 1 -

Price: \$585,000

Method: Sold Before Auction

Date: 13/09/2018

Rooms: 5

Property Type: Unit

Land Size: 220 sqm approx



4/136 Derby St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$584,000

Method: Auction Sale

Date: 15/09/2018

Rooms: -

Property Type: Townhouse (Res)