

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

82 Ross Street, Coburg Vic 3058

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$617,500

Unit X

Suburb Coburg

Period - From 01/01/2017

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
37 Kelson St COBURG 3058	\$700,000	22/02/2017
3/117 Gordon St COBURG 3058	\$687,000	26/11/2016
1a Lorensen Av COBURG NORTH 3058	\$683,000	19/11/2016



Rooms: 3 **Property Type:** Townhouse

Agent Comments

Development of 7 units Street Facing Reverse Living

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Comparable Properties



37 Kelson St COBURG 3058 (REI/VG)

Rooms: 3 **Property Type:** Townhouse

Price: \$700,000

Method: Sold Before Auction

Date: 22/02/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 138 sqm

Agent Comments

Closer to the CBD On its own title



3/117 Gordon St COBURG 3058 (REI/VG)

Rooms: 3 **Property Type:** Townhouse

Price: \$687,000

Method: Auction Sale

Date: 26/11/2016

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Older property Block of 3 units Closer to the CBD



1a Lorensen Av COBURG NORTH 3058 (REI/VG)

Rooms: 3 **Property Type:** Townhouse

Price: \$683,000

Method: Private Sale

Date: 19/11/2016

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 226 sqm

Agent Comments

Location Coburg North Bigger land Only 2 on the block