

Jarrod Couch 03 9350 1155 0413 744 301 jcouch@barryplant.com.au

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 \$617,50	00	Unit X	Subur	Coburg			
Period - From 01/01/2	2017 to	31/03/2017	Source	iV			
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	7 Kelson St COBURG 3058	\$700,000	22/02/2017
3/	/117 Gordon St COBURG 3058	\$687,000	26/11/2016
18	a Lorensen Av COBURG NORTH 3058	\$683,000	19/11/2016

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





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Indicative Selling Price \$680,000 - \$748,000 **Median Unit Price**

jcouch@barryplant.com.au

March quarter 2017: \$617,500



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Rooms:

Property Type: Townhouse

Agent Comments

Development of 7 units Street Facing Reverse Living

Comparable Properties

Development of 7 units Street Facing Reverse Living



37 Kelson St COBURG 3058 (REI/VG)





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)

3







Agent Comments

Older property Block of 3 units Closer to the CBD

Price: \$687,000 Method: Auction Sale Date: 26/11/2016

Rooms: -

Property Type: Townhouse (Res)



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





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

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block

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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.