

193 Ohea Street, Coburg Vic 3058

McGrath

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Indicative Selling Price

\$820,000 - \$900,000

Median House Price

Year ending December 2018: \$990,000



3 1 0

Rooms:

Property Type: House

Land Size: 429 sqm approx

Agent Comments

## Comparable Properties



19 Loch St COBURG 3058 (REI)

Agent Comments

3 2 1

Price: \$860,000

Method: Private Sale

Date: 14/02/2019

Rooms: -

Property Type: House



33 Jamieson St COBURG 3058 (REI)

Agent Comments

3 2 2

Price: \$840,000

Method: Sold Before Auction

Date: 21/02/2019

Rooms: 4

Property Type: House (Res)

Land Size: 375 sqm approx



101 Rose St COBURG 3058 (REI)

Agent Comments

3 1 1

Price: \$840,000

Method: Private Sale

Date: 08/10/2018

Rooms: -

Property Type: House

Land Size: 398 sqm approx

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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.

## 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

193 Ohea Street, Coburg Vic 3058

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000

&

\$900,000

#### Median sale price

Median price \$990,000

House

X

Unit

Suburb Coburg

Period - From 01/01/2018

to

31/12/2018

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	19 Loch St COBURG 3058	\$860,000	14/02/2019
2	33 Jamieson St COBURG 3058	\$840,000	21/02/2019
3	101 Rose St COBURG 3058	\$840,000	08/10/2018

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.~~