

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

6 Newlands Road, Coburg Vic 3058

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Coburg

Period - From 01/07/2020 to 30/06/2021 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	63 Murray Rd COBURG 3058	\$855,000	15/06/2021
2			
3			

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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6 Newlands Road, Coburg Vic 3058



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3 1 1

Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$880,000 - \$920,000
Median House Price
Year ending June 2021: \$1,200,000

Comparable Properties



63 Murray Rd COBURG 3058 (REI)

Agent Comments

3 2 1

Price: \$855,000
Method: Private Sale
Date: 15/06/2021
Property Type: House
Land Size: 377 sqm approx

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.

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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