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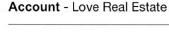
## Statement of Information

## Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

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Prop	erty offered for s	sale							
Address Including suburb and postcode		313a/41 Sto	ckade Avenue,	Coburg '	Vic 3058				
Indicative selling price									
For th	ne meaning of this p	orice see con	sumer.vic.gov.a	ıu/underd	quoting				
Ran	ige between \$330,	000	&	\$363	,000				
Median sale price									
Me	edian price \$595,00	00 Hot	use	Unit	Х		Suburb	Coburg	
Peri	od - From 01/01/2	017 to	31/12/2017		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.									
Add	ress of comparabl	le property					Price	Date o	f sale
1	209/14-20 Nicholson St COBURG 3058						\$343,000	20/09/2	2017
2	2/2 Hudson St COBURG 3058						\$335,000	27/11/2	2017
3	202b/41-43 Stockade Av COBURG 3058						\$329,000	24/10/2	2017
OR									

B\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.





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