

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

14 Grey Court, Coburg Vic 3058

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$957,500

House

X

Unit

Suburb

Coburg

Period - From

01/07/2016

to

30/06/2017

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.

	Address of comparable property	Price	Date of sale
1	18 Newlands Rd COBURG NORTH 3058	\$880,000	25/09/2017
2	3 Alexander Av COBURG NORTH 3058	\$867,000	08/07/2017
3	30 Bell St COBURG 3058	\$865,000	29/04/2017

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.



4 1 1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



18 Newlands Rd COBURG NORTH 3058 (REI)

Agent Comments

3 1 3

Price: \$880,000

Method: Private Sale

Date: 25/09/2017

Rooms: -

Property Type: House (Res)

3 Alexander Av COBURG NORTH 3058 (REI)

Agent Comments

1 1 4

Price: \$867,000

Method: Auction Sale

Date: 08/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 740 sqm approx



30 Bell St COBURG 3058 (REI)

Agent Comments

3 1 2

Price: \$865,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 518 sqm approx