



3 2 1

Rooms:  
Property Type: House (Res)  
Agent Comments

Indicative Selling Price  
\$900,000  
Median House Price  
Year ending June 2018: \$1,020,000

## Comparable Properties



163 Ohea St COBURG 3058 (REI)

Agent Comments

3 1 1

Price: \$920,000  
Method: Auction Sale  
Date: 24/03/2018  
Rooms: -  
Property Type: House (Res)  
Land Size: 205 sqm approx



34 Tanderum Dr COBURG 3058 (REI)

Agent Comments

3 2 2

Price: \$911,000  
Method: Auction Sale  
Date: 05/05/2018  
Rooms: -  
Property Type: House (Res)  
Land Size: 184 sqm approx



70 Murray St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$866,000  
Method: Auction Sale  
Date: 17/03/2018  
Rooms: -  
Property Type: House (Res)  
Land Size: 216 sqm approx

## 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

45 Service 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)

Single price

\$900,000

#### Median sale price

Median price

\$1,020,000

House

X

Unit

Suburb

Coburg

Period - From

01/07/2017

to

30/06/2018

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	163 Ohea St COBURG 3058	\$920,000	24/03/2018
2	34 Tanderum Dr COBURG 3058	\$911,000	05/05/2018
3	70 Murray St COBURG 3058	\$866,000	17/03/2018

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.~~