

Jarrold Couch  
P 0393501155  
M 0413744301  
E jcouch@barryplant.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

16 Pixel Circuit Coburg North VIC 3058

 3  2  2

## Indicative Selling Price

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

Range between \$650,000 & \$710,000

## Median Sale Price

\$773,750 Houses in Coburg north between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**2 Elizabeth Street Coburg VIC 3058** Sold Price **\$730,000** Sold Date **07-May-19**

 3  2  1

Distance **1.05km**



**5 Parklane Mews Coburg VIC 3058** Sold Price <sup>RS</sup> **\$720,000** Sold Date **27-Apr-19**

 3  2  1

Distance **1.27km**



**1B Dyson Street Reservoir VIC 3073** Sold Price **\$650,000** Sold Date **25-Apr-19**

 3  2  1

Distance **1.93km**

**RS** = Recent sale **UN** = Undisclosed Sale

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