

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

1 Ararat Avenue, Coburg North Vic 3058

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Coburg North

Period - From

01/01/2019

to

31/12/2019

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	33 Mehegan Av COBURG NORTH 3058	\$875,000	30/11/2019
2	7 Manly Ct COBURG NORTH 3058	\$792,500	07/12/2019
3	6 Mccoy St COBURG NORTH 3058	\$751,000	14/12/2019

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.~~

This Statement of Information was prepared on:

23/01/2020 10:01

1 Ararat Avenue, Coburg North Vic 3058



Peter Leahy
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Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending December 2019: \$870,000



3 2 1

Property Type: House (Res)
Land Size: 443 sqm approx
Agent Comments

Comparable Properties

33 Mehegan Av COBURG NORTH 3058 (REI)

Agent Comments

3 1 2

Price: \$875,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 451 sqm approx



7 Manly Ct COBURG NORTH 3058 (REI)

Agent Comments

3 1 2

Price: \$792,500
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)

6 Mccoy St COBURG NORTH 3058 (REI)

Agent Comments

3 1 1

Price: \$751,000
Method: Auction Sale
Date: 14/12/2019
Property Type: House (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.