

hockingstuart

STATEMENT OF INFORMATION

2 LASCELLES STREET, COBURG, VIC 3058

PREPARED BY DAVID WOOD, HOCKINGSTUART ALBERT PARK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 LASCELLES STREET, COBURG, VIC

3 2 5

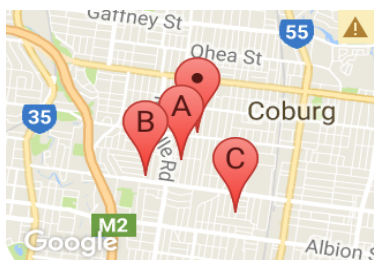
Indicative Selling Price

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

Price Range: **\$1,350,000 to \$1,450,000**

Provided by: David Wood, Hockingstuart Albert Park

MEDIAN SALE PRICE



COBURG, VIC, 3058

Suburb Median Sale Price (House)

\$950,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



51 GORDON ST, COBURG, VIC 3058

3 2 1

Sale Price

\$1,510,000

Sale Date: 05/06/2017

Distance from Property: 446m



6 WALHALLA ST, PASCOE VALE SOUTH, VIC

3 1 2

Sale Price

\$1,360,000

Sale Date: 06/05/2017

Distance from Property: 908m



36 FOURTH AVE, BRUNSWICK, VIC 3056

3 1 2

Sale Price

***\$1,360,000**

Sale Date: 23/09/2017

Distance from Property: 1.2km



This report has been compiled on 25/10/2017 by Hockingstuart Albert Park. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 LASCELLES STREET, COBURG, VIC 3058

Indicative selling price

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

Price Range: \$1,350,000 to \$1,450,000

Median sale price

Median price

\$950,000

House

Unit

Suburb

COBURG

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

Comparable property sales

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
51 GORDON ST, COBURG, VIC 3058	\$1,510,000	05/06/2017
6 WALHALLA ST, PASCOE VALE SOUTH, VIC 3044	\$1,360,000	06/05/2017
36 FOURTH AVE, BRUNSWICK, VIC 3056	*\$1,360,000	23/09/2017