

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 1/80 Ross Street, Coburg Vic 3058**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$748,000

Median sale price

Median price \$617,500

Unit X

Suburb Coburg

Period - From 01/01/2017 to 31/03/2017

Source REIV

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.

Address of comparable property	Price	Date of sale
37 Kelson St COBURG 3058	\$700,000	22/02/2017
3/117 Gordon St COBURG 3058	\$687,000	26/11/2016
1a Lorensen Av COBURG NORTH 3058	\$683,000	19/11/2016

1/80 Ross Street, Coburg Vic 3058



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Indicative Selling Price

\$680,000 - \$748,000

Median Unit Price

March quarter 2017: \$617,500



Rooms:

Property Type:

Agent Comments

Development of 7 Units Street facing Reverse Living

Comparable Properties



37 Kelson St COBURG 3058 (REI/VG)



Agent Comments

Closer to CBD On its own title

Price: \$700,000

Method: Sold Before Auction

Date: 22/02/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 138 sqm



3/117 Gordon St COBURG 3058 (REI/VG)



Agent Comments

Older Property Block of 3 Units Closer to the CBD

Price: \$687,000

Method: Auction Sale

Date: 26/11/2016

Rooms: -

Property Type: Townhouse (Res)



1a Lorensen Av COBURG NORTH 3058 (REI/VG)



Agent Comments

Location Coburg North Bigger land only 2 on the block

Price: \$683,000

Method: Private Sale

Date: 19/11/2016

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 226 sqm

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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.