

## 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

34 Vincent 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

\$950,000

#### Median sale price

Median price

\$1,055,000

House

X

Unit

Suburb

Coburg

Period - From

01/07/2017

to

30/09/2017

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	30 Irvine St PASCOE VALE 3044	\$962,000	15/07/2017
2	126 Barrow St COBURG 3058	\$950,000	07/07/2017
3	18 Bruce St COBURG 3058	\$920,000	07/10/2017

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.~~



2   
 1   
 1

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
 \$950,000

**Median House Price**  
 September quarter 2017: \$1,055,000

## Comparable Properties

### 30 Irvine St PASCOE VALE 3044 (REI)

Agent Comments

2   
 1   
 1

**Price:** \$962,000  
**Method:** Auction Sale  
**Date:** 15/07/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 624 sqm approx



### 126 Barrow St COBURG 3058 (REI)

Agent Comments

2   
 1   
 1

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 07/07/2017  
**Rooms:** -  
**Property Type:** House



### 18 Bruce St COBURG 3058 (REI)

Agent Comments

2   
 1   
 1

**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** -  
**Property Type:** House (Res)