

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pr	ope	rty	offe	red	for	sal	е
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Address	34 Vincent Street, Coburg Vic 3058
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,055,000	Hou	use 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	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.











Rooms:

Property Type: House Agent Comments

Indicative Selling Price \$950,000 **Median House Price** September guarter 2017: \$1,055,000

Comparable Properties

30 Irvine St PASCOE VALE 3044 (REI)

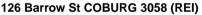
-2





Price: \$962.000 Method: Auction Sale Date: 15/07/2017 Rooms: 5

Property Type: House Land Size: 624 sqm approx **Agent Comments**









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

Property Type: House

Agent Comments



18 Bruce St COBURG 3058 (REI)

-2



Price: \$920,000 Method: Auction Sale Date: 07/10/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





Generated: 27/11/2017 12:05