

STATEMENT OF INFORMATION

26 MCKAY STREET, COBURG, VIC 3058
PREPARED BY IAN STEWART, IAN REID VENDOR ADVOCATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 MCKAY STREET, COBURG, VIC 3058 🕮 2 🕒 1 😂 1







Indicative Selling Price

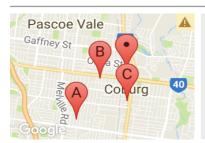
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$795,000 to \$850,000

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



COBURG, VIC, 3058

Suburb Median Sale Price (House)

\$953,000

01 October 2017 to 31 December 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.



25 QUEEN ST, COBURG, VIC 3058







Sale Price

\$875,000

Sale Date: 15/12/2017

Distance from Property: 1.9km





34 VINCENT ST, COBURG, VIC 3058







Sale Price

\$885,000

Sale Date: 05/12/2017

Distance from Property: 716m





20 BROWN ST, COBURG, VIC 3058







Sale Price

\$800.000

Sale Date: 21/10/2017

Distance from Property: 847m



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	26 MCKAY STREET, COBURG, VIC 3058
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Indicative selling price

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

Price Range: \$795,000 to \$850,000

Median sale price

Median price	\$953,000	House X	Unit	Suburb	COBURG	
Period	01 October 2017 to 31 December 2017		Source		pricefinder	

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
25 QUEEN ST, COBURG, VIC 3058	\$875,000	15/12/2017
34 VINCENT ST, COBURG, VIC 3058	\$885,000	05/12/2017
20 BROWN ST, COBURG, VIC 3058	\$800,000	21/10/2017