



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

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Sale Price

\$875,000

Sale Date: 15/12/2017

Distance from Property: 1.9km



34 VINCENT ST, COBURG, VIC 3058

2 1 1

Sale Price

\$885,000

Sale Date: 05/12/2017

Distance from Property: 716m



20 BROWN ST, COBURG, VIC 3058

2 1 -

Sale Price

\$800,000

Sale Date: 21/10/2017

Distance from Property: 847m



This report has been compiled on 21/02/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - 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

26 MCKAY STREET, COBURG, VIC 3058

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



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