

Jarrold Couch  
P 0393501155  
M 0413744301  
E jcouch@barryplant.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

13 Anzac Avenue Coburg North VIC 3058

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$820,000

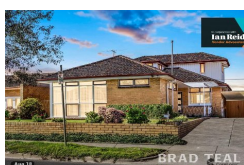
## Median Sale Price

\$841,000 Houses in Coburg north between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**94 Newlands Road Coburg North  
VIC 3058**

 3  1  2

Sold Price

**\$826,000**

Sold Date

**07-Sep-18**

Distance

**1.06km**



**28 Outlook Road Coburg North VIC  
3058**

 3  1  2

Sold Price

**\$785,000**

Sold Date

**03-Jul-18**

Distance

**1.68km**



**16 Claremont Street Coburg North  
VIC 3058**

 3  1  2

Sold Price

**\$805,000**

Sold Date

**07-Jul-18**

Distance

**1.78km**

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