#### 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	20 Webb Street, Coburg Vic 3058
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$954,000	Pro	perty Type	House		Suburb	Coburg
Period - From	01/07/2018	to	30/06/2019		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	11 Lonsdale St COBURG 3058	\$1,166,000	04/05/2019
2	38 Sutherland St COBURG 3058	\$1,075,000	18/06/2019
3	86 Ohea St COBURG 3058	\$1,040,000	19/07/2019

#### 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.

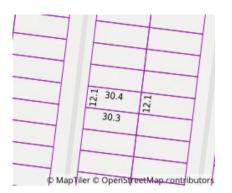
This Statement of Information was prepared on:	14/10/2019 13:55





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**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** Year ending June 2019: \$954,000



## Property Type: House **Agent Comments**

### Comparable Properties



11 Lonsdale St COBURG 3058 (REI/VG)

Price: \$1,166,000 Method: Auction Sale Date: 04/05/2019

Property Type: House (Res)

**Agent Comments** 



38 Sutherland St COBURG 3058 (VG)



Price: \$1,075,000 Method: Sale Date: 18/06/2019

Property Type: House (Res) Land Size: 371 sqm approx

**Agent Comments** 



86 Ohea St COBURG 3058 (VG)

Price: \$1,040,000 Method: Sale Date: 19/07/2019

Property Type: House (Res) Land Size: 408 sqm approx

Agent Comments

Account - The Realest Estate | P: (03) 7018 8588



