

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 Including suburb and postcode	20 Convent Court, Coburg North Vic 3058
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Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$820,000	House	X	Suburb	Coburg North
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two 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.

Address of comparable property	Price	Date of sale
17 Malcolm St PRESTON 3072	\$770,000	25/10/2016
22 Ballard Av COBURG NORTH 3058	\$751,000	23/11/2016
53 Ronald St COBURG NORTH 3058	\$735,000	28/02/2017

Jarrod Couch
03 9350 1155
0413 744 301

jcouch@barryplant.com.au

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

March quarter 2017: \$820,000



 3  2  4

Rooms: 6

Property Type: House (Previously Occupied - Detached)

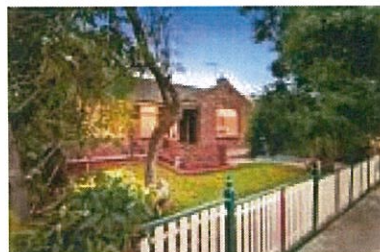
Land Size: 744 sqm

Agent Comments

Title extends past the fence line Large set back

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Comparable Properties



17 Malcolm St PRESTON 3072 (REI)

 3  1  2

Price: \$770,000

Method: Private Sale

Date: 25/10/2016

Rooms: 4

Property Type: House (Res)

Land Size: 584 sqm

Agent Comments

Smaller Land More renovated



22 Ballard Av COBURG NORTH 3058 (REI)

 3  1  1

Price: \$751,000

Method: Sold Before Auction

Date: 23/11/2016

Rooms: 5

Property Type: House (Res)

Agent Comments

Well Maintained



53 Ronald St COBURG NORTH 3058 (REI)

 3  1  1

Price: \$735,000

Method: Sold Before Auction

Date: 28/02/2017

Rooms: 4

Property Type: House (Res)

Land Size: 427 sqm

Agent Comments

Over looking the park Well maintained