

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

65 Campbell Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,020,000

House

X

Unit

Suburb Coburg

Period - From 01/04/2017

to

31/03/2018

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	17 Caton Av COBURG 3058	\$1,175,000	23/03/2018
2	25 Woolacott St COBURG 3058	\$1,112,000	28/04/2018
3	17 Darlington Gr COBURG 3058	\$1,100,000	17/03/2018

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.



Rooms:

Property Type:

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2018: \$1,020,000

Comparable Properties



17 Caton Av COBURG 3058 (REI)

Agent Comments



Price: \$1,175,000

Method: Private Sale

Date: 23/03/2018

Rooms: 4

Property Type: House

Land Size: 536 sqm approx



25 Woolacott St COBURG 3058 (REI)

Agent Comments



Price: \$1,112,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)



17 Darlington Gr COBURG 3058 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)