McGrath

Michael Chan 03 8312 9222 0417 324 202 michaelchan@mcgrath.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2018: \$1,050,000





Property Type: House Agent Comments

Comparable Properties



49 The Boulevard PASCOE VALE SOUTH 3044 Agent Comments

(REI)



Price: \$1,090,000 Method: Private Sale Date: 28/05/2018

Rooms: 5

Property Type: House (Res) Land Size: 610 sqm approx

34 Preston St COBURG 3058 (REI)





Agent Comments



Price: \$1,072,000 Method: Auction Sale Date: 28/07/2018

Rooms: -

Property Type: House (Res) Land Size: 526 sqm approx

1 Beckwith St COBURG 3058 (REI)

3





Agent Comments

Price: \$1,031,000 Method: Auction Sale Date: 05/05/2018

Rooms: -

Property Type: House (Res) Land Size: 501 sqm approx

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586

Generated: 02/11/2018 14:05





The information contained herein is to be used as a guide only. Although every care has been taken In the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to merket activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

McGrath

Michael Chan 03 8312 9222 0417 324 202 michaelchan@mcgrath.com.au

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 4 Rose Street, Coburg Vic 3058		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$1,000,000 & \$1,100,000		
Median sale price		
Median price \$1,050,000 House X Unit	Suburb Co	burg
Period - From 01/07/2018 to 30/09/2018 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 49 The Boulevard PASCOE VALE SOUTH 3044	\$1,090,000	28/05/2018
2 34 Preston St COBURG 3058	\$1,072,000	28/07/2018
3 1 Beckwith St COBURG 3058	\$1,031,000	05/05/2018
OR		

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.

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586



B*



Generated: 02/11/2018 14:05