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3 1 1

Rooms:
Property Type: House
Agent Comments

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

Comparable Properties



49 The Boulevard PASCOE VALE SOUTH 3044 (REI) Agent Comments

3 2 2

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

3 1 2

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)

Agent Comments

3 1 2

Price: \$1,031,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 501 sqm approx

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
Period - From to Source

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

~~**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.~~