

# STATEMENT OF INFORMATION

1A LASCELLES STREET, COBURG, VIC

PREPARED BY NICK WARNER, PENNISI REAL ESTATE, PHONE: 0413 052 407



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1A LASCELLES STREET, COBURG, VIC**

2 1 2

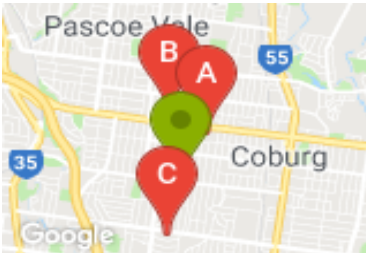
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$699,000**

Provided by: Nick Warner, Pennisi Real Estate

## MEDIAN SALE PRICE



**COBURG, VIC, 3058**

Suburb Median Sale Price (House)

**\$972,500**

01 July 2017 to 30 June 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**2/40 LINSEY ST, COBURG, VIC 3058**

2 1 1

### Sale Price

**\*\$640,000**

Sale Date: 26/05/2018

Distance from Property: 728m



**3/9 SUSSEX ST, PASCOE VALE SOUTH, VIC**

2 1 1

### Sale Price

**\$650,000**

Sale Date: 20/03/2018

Distance from Property: 968m



**3/390 MORELAND RD, BRUNSWICK WEST, VIC**

2 1 1

### Sale Price

**\$728,000**

Sale Date: 17/03/2018

Distance from Property: 813m



This report has been compiled on 27/07/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1A LASCELLES STREET, COBURG, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$699,000

Median sale price

Median price

\$972,500

House

Unit

X


Suburb

COBURG

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
2/40 LINSEY ST, COBURG, VIC 3058	*\$640,000	26/05/2018
3/9 SUSSEX ST, PASCOE VALE SOUTH, VIC 3044	\$650,000	20/03/2018
3/390 MORELAND RD, BRUNSWICK WEST, VIC 3055	\$728,000	17/03/2018