

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

24 Whitton Parade, Coburg North Vic 3058

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$905,000 Property Type House Suburb Coburg North

Period - From 01/10/2019 to 31/12/2019 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	23 Boyd Cr COBURG NORTH 3058	\$940,000	18/12/2019
2	33 Mehegan Av COBURG NORTH 3058	\$875,000	30/11/2019
3	32 Boyne St COBURG NORTH 3058	\$837,000	26/10/2019

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.~~

This Statement of Information was prepared on:

30/01/2020 15:57

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Indicative Selling Price
\$840,000 - \$890,000
Median House Price
December quarter 2019: \$905,000



3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 468 sqm approx
Agent Comments

Comparable Properties



23 Boyd Cr COBURG NORTH 3058 (REI)

Agent Comments

3 1 2

Price: \$940,000
Method: Auction Sale
Date: 18/12/2019
Property Type: House (Res)

33 Mehegan Av COBURG NORTH 3058 (REI)

Agent Comments

3 1 2

Price: \$875,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 451 sqm approx



32 Boyne St COBURG NORTH 3058 (REI)

Agent Comments

3 1 1

Price: \$837,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)