



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

12 Smith Street,  
COBURG NORTH 3058

### Indicative selling price

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

**Range from \$700,000 -  
\$770,000**

### Median sale price

Median **House** for **COBURG NORTH** for period **Jun 2016 - Jun 2017**  
Sourced from **REIV**.

**\$820,000**

### 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 the most comparable to the property for sale.

**42 Shorts Road,**  
Coburg North 3058

Price **\$731,000** Sold 18 February 2017

**8 Dixon Street,**  
Pascoe Vale 3044

Price **\$721,000** Sold 10 June 2017

**5 Sims Street,**  
Pascoe Vale 3044

Price **\$708,000** Sold 13 May 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

  
**3 beds**

  
**1 baths**

  
**2 parking**

### Contact agents

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**hockingstuart**

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