

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

71 Connolly Ave Coburg 3058

Indicative selling price

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

Single price \$ or range between \$780,000 & \$820,000

Median sale price

Median price \$920,000 *House x *unit Suburb or locality Coburg
Period - From August 2016 to July 2017 Source CoreLogic Rp Data

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
1. 57 Connolly Ave Coburg	\$782,000	18/3/17
2. 33 Sutherland St Coburg	\$810,000	13/4/17
3. 5 Chandos St Coburg	\$835,000	30/5/17