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

8/848 Sydney Road, Coburg North Vic 3058

Indicative selling price

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

Range between $570,000 & $620,000

Median sale price

| Median price | $718,500 | Property Type | Unit | Suburb | Coburg North |

| Period - From | 01/04/2021 | to | 30/06/2021 | 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	4/262 Sussex St PASCOE VALE 3044	$640,000	15/07/2021
2	2/14 Princess St FAWKNER 3060	$600,000	09/07/2021
3	2a Marama St COBURG NORTH 3058	$600,000	14/05/2021

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: 31/08/2021 17:31

CONSUMER AFFAIRS VICTORIA

The Realest Estate.

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Indicative Selling Price
$570,000 - $620,000
Median Unit Price
June quarter 2021: $718,500

🛏 🛁 - 🚗

Property Type:

Agent Comments

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Comparable Properties

4/262 Sussex St PASCOE VALE 3044 (REI)

🛏 3   🛁 2   🚗 1

Price: $640,000
Method: Private Sale
Date: 15/07/2021
Property Type: Townhouse (Single)

Agent Comments

2/14 Princess St FAWKNER 3060 (REI)

🛏 2   🛁 1   🚗 1

Price: $600,000
Method: Sold Before Auction
Date: 09/07/2021
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 128 sqm approx

Agent Comments

2a Marama St COBURG NORTH 3058 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $600,000
Method: Sold Before Auction
Date: 14/05/2021
Property Type: Townhouse (Res)

Agent Comments

Account - The Realest Estate | P: (03) 7018 8588

REIV THE DIFFERENCE

propertydata.com.au