



The Realest
Estate.

Kamal Kanaan
70188588
0401 735 299

kamal@therealestestate.com.au

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

848 Sydney Road, Coburg North Vic 3058

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$652,000

House

Unit

X

Suburb

Coburg North

Period - From 01/10/2017

to

30/09/2018

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	986 Sydney Rd COBURG NORTH 3058	\$750,000	18/06/2018
2	4/27 Surrey St PASCOE VALE 3044	\$616,000	22/09/2018
3	810 Sydney Rd COBURG NORTH 3058	\$600,000	02/06/2018

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.



Rooms:

Property Type: Retail - Mixed Use
(Unspecified)

Land Size: 855 sqm approx

Agent Comments

Comparable Properties



**986 Sydney Rd COBURG NORTH 3058
(REI/VG)**

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 18/06/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 174 sqm approx



4/27 Surrey St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$616,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Townhouse (Res)



**810 Sydney Rd COBURG NORTH 3058
(REI/VG)**

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 595 sqm approx