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### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered	d for sale			
Including suburl	dress 848 Sydne code	y Road, Coburg N	orth Vic 3058	
Indicative sellin	g price			
For the meaning of	f this price see co	nsumer.vic.gov.aเ	u/underquoting	
Range between	\$500,000	Q.	\$649,000	

#### Median sale price

Median price	\$652,000	Hou	<del>ISC</del>	Unit	Х	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.

Add	dress 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.

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**Indicative Selling Price** \$590,000 - \$649,000 **Median Unit Price** Year ending September 2018: \$652,000



Rooms: Property Type: Retail - Mixed Use

(Unspecified) Land Size: 855 sqm approx

**Agent Comments** 

## Comparable Properties



986 Sydney Rd COBURG NORTH 3058

(REI/VG) **---** 3

Price: \$750,000 Method: Private Sale Date: 18/06/2018 Rooms: -

Property Type: Townhouse (Res) Land Size: 174 sqm approx

**Agent Comments** 



4/27 Surrey St PASCOE VALE 3044 (REI)



Price: \$616.000 Method: Auction Sale Date: 22/09/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



810 Sydney Rd COBURG NORTH 3058 (REI/VG)

Price: \$600,000 Method: Auction Sale Date: 02/06/2018

Rooms: 3

Property Type: Townhouse (Res) Land Size: 595 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments