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Rooms:
Property Type: Unit
Land Size: 134 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$800,000
Median Unit Price
Year ending June 2018: \$597,500

Comparable Properties

2/276 Reynard St COBURG 3058 (REI)

Agent Comments

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Price: \$600,000
Method: Private Sale
Date: 13/07/2018
Rooms: -
Property Type: Townhouse (Res)



1/60 Bollingbroke St PASCOE VALE 3044 (REI) Agent Comments

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Price: \$580,000
Method: Auction Sale
Date: 14/07/2018
Rooms: 4
Property Type: Unit

6/9-11 Kinross St PASCOE VALE 3044 (REI) Agent Comments

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Price: \$551,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: Unit

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

4/49 Rose Street, Coburg Vic 3058

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$597,500

House

Unit

X

Suburb Coburg

Period - From 01/07/2017

to 30/06/2018

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	2/276 Reynard St COBURG 3058	\$600,000	13/07/2018
2	1/60 Bolingbroke St PASCOE VALE 3044	\$580,000	14/07/2018
3	6/9-11 Kinross St PASCOE VALE 3044	\$551,000	28/07/2018

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.~~