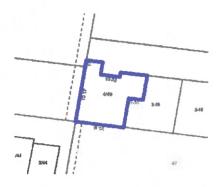
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Rooms:

Property Type: Unit Land Size: 134 sqm approx

Agent Comments

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** Year ending June 2018: \$597,500

Comparable Properties

2/276 Reynard St COBURG 3058 (REI)

2

2







Price: \$600,000 Method: Private Sale Date: 13/07/2018 Rooms: -

Property Type: Townhouse (Res)

Agent Comments



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

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

Property Type: Unit

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

2

Price: \$551,000 Method: Auction Sale Date: 28/07/2018

Rooms: -**Property Type:** Unit **Agent Comments**

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Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Property offered for	Bale				
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,	\$600,000				
Median sale price					
Median price \$597,50	00 House Unit X Suburb Coburg				
Period - From 01/07/2	017 to 30/06/2018 Source REIV				
O	recles (*Delete A or B helow se applicable)				

Comparable property sales (*Delete A or B below as applicable)

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

The estate agent or agent's representative reasonably believes that fewer than three comparable-**B*** properties were sold within two kilometres of the property for sale in the last six months.

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