

## 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

7 Carr Street, Coburg North Vic 3058

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$870,000

## Median sale price

Median price \$816,950

House

X

Unit

Suburb Coburg North

Period - From 01/01/2018

to

31/12/2018

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	19 Loch St COBURG 3058	\$860,000	14/02/2019
2	6 Bridges Av COBURG NORTH 3058	\$860,000	14/10/2018
3	26 Gilmour St COBURG 3058	\$811,000	15/12/2018

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**

\$870,000

**Median House Price**

Year ending December 2018: \$816,950



3 1 2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**19 Loch St COBURG 3058 (REI)**

Agent Comments

3 2 1

**Price:** \$860,000

**Method:** Private Sale

**Date:** 14/02/2019

**Rooms:** -

**Property Type:** House



**6 Bridges Av COBURG NORTH 3058 (REI)**

Agent Comments

3 1 2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 14/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 462 sqm approx

**26 Gilmour St COBURG 3058 (REI)**

Agent Comments

3 1 1

**Price:** \$811,000

**Method:** Auction Sale

**Date:** 15/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 260 sqm approx