

43 Fischer Street, Coburg Vic 3058

McGrath

Michael Chan

03 8312 9222

0417 324 202

michaelchan@mcgrath.com.au

Indicative Selling Price

\$935,000

Median House Price

Year ending June 2018: \$1,020,000



3 1 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



222 Reynard St COBURG 3058 (REI)

Agent Comments

3 1 -

Price: \$915,000

Method: Private Sale

Date: 23/04/2018

Rooms: -

Property Type: House (Res)



4 Fischer St COBURG 3058 (REI)

Agent Comments

2 1 2

Price: \$910,000

Method: Private Sale

Date: 20/06/2018

Rooms: -

Property Type: House



37 Portland St COBURG 3058 (REI)

Agent Comments

3 1 1

Price: \$910,000

Method: Private Sale

Date: 04/05/2018

Rooms: -

Property Type: House (Res)

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

43 Fischer Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$935,000

Median sale price

Median price

\$1,020,000

House

X

Unit

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
1 222 Reynard St COBURG 3058	\$915,000	23/04/2018
2 4 Fischer St COBURG 3058	\$910,000	20/06/2018
3 37 Portland St COBURG 3058	\$910,000	04/05/2018

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.~~