

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

30 Watchtower Road, Coburg, VIC 3058

INDICATIVE SELLING PRICE

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

Range Between \$700,000 & \$740,000

MEDIAN SALE PRICE

Median price \$993,500 | House | Coburg (3058)

Period - From 1 July 2018 to 30 June 2018 | Source - CoreLogic

COMPARABLE PROPERTY SALES

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
49 BEAUMONDE STREET, COBURG VIC 3058	\$700,000	14/07/2018
26 TANDERUM DRIVE, COBURG VIC 3058	\$762,000	11/04/2018
21/129 HARDING STREET, COBURG VIC 3058	\$795,000	25/06/2018