

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

2 Harding Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$880,000

Median sale price

Median price

\$1,140,000

Property Type

House

Suburb

Coburg

Period - From

01/01/2020

to

31/03/2020

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	69 Harding St COBURG 3058	\$1,171,500	20/03/2020
2	118 Harding St COBURG 3058	\$920,000	16/11/2019
3	16 Main St COBURG 3058	\$825,500	29/02/2020

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.~~

This Statement of Information was prepared on:

28/04/2020 16:39

2 Harding Street, Coburg Vic 3058



Peter Leahy
9350 5588
0402 10 11 12
peter@peterleahy.com.au

Indicative Selling Price
\$880,000

Median House Price
March quarter 2020: \$1,140,000



3 1 0

Property Type: House
Land Size: 264 sqm approx
Agent Comments

Comparable Properties



69 Harding St COBURG 3058 (REI)

Agent Comments

3 2 2

Price: \$1,171,500
Method: Sold Before Auction
Date: 20/03/2020
Property Type: House (Res)



118 Harding St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$920,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)



16 Main St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$825,500
Method: Sold Before Auction
Date: 29/02/2020
Property Type: House
Land Size: 215 sqm approx

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.