Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	l for	sale
----------	---------	-------	------

Address	2 Harding Street, Coburg Vic 3058
Including suburb and	
postcode	

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	Pro	pperty Type Ho	use	;	Suburb	Coburg
Period - From 01/01/2020	to	31/03/2020	Sou	ırce	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

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 comparableproperties 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
--	------------------





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

Indicative Selling Price \$880,000 **Median House Price**

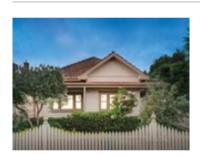
March quarter 2020: \$1,140,000





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

Comparable Properties



69 Harding St COBURG 3058 (REI)





Price: \$1,171,500

Method: Sold Before Auction

Date: 20/03/2020

Property Type: House (Res)

Agent Comments



118 Harding St COBURG 3058 (REI)





Price: \$920,000 Method: Auction Sale Date: 16/11/2019

Property Type: House (Res)

Agent Comments



16 Main St COBURG 3058 (REI)



Price: \$825,500

Method: Sold Before Auction

Date: 29/02/2020 Property Type: House Land Size: 215 sqm approx Agent Comments

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



