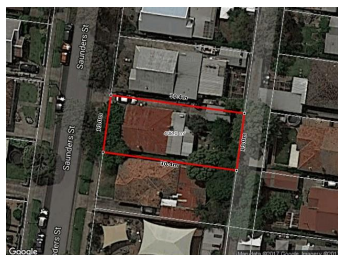


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



68 SAUNDERS STREET, COBURG, VIC

3 1 3

Indicative Selling Price

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

Single Price: \$1,150,000

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



COBURG, VIC, 3058

Suburb Median Sale Price (House)

\$1,005,000

01 April 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



33 CAMPBELL ST, COBURG, VIC 3058

2 1 1

Sale Price

\$1,195,000

Sale Date: 22/07/2017

Distance from Property: 1.5km



12 DEVON AVE, COBURG, VIC 3058

3 1 2

Sale Price

***\$1,193,000**

Sale Date: 25/11/2017

Distance from Property: 495m



95 DONNE ST, COBURG, VIC 3058

3 1 1

Sale Price

***\$1,170,000**

Sale Date: 15/11/2017

Distance from Property: 237m



This report has been compiled on 30/11/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

68 SAUNDERS STREET, COBURG, VIC 3058

Indicative selling price

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

Single Price:

\$1,150,000

Median sale price

Median price

\$1,005,000

House

X

Unit

Suburb

COBURG

Period

01 April 2017 to 30 September 2017

Source



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
33 CAMPBELL ST, COBURG, VIC 3058	\$1,195,000	22/07/2017
12 DEVON AVE, COBURG, VIC 3058	*\$1,193,000	25/11/2017
95 DONNE ST, COBURG, VIC 3058	*\$1,170,000	15/11/2017