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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

42 Clarendon Street Coburg VIC 3058

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$820,000

## Median Sale Price




\$925,500 Houses in Coburg between 01 Jun 2018 - 31 May 2019

Source: CoreLogic




## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**64 Queen Street Coburg VIC 3058** Sold Price **\$836,000** Sold Date **06-Apr-19**  
 3  1  1 Distance **0.3km**



**42 Higinbotham Street Coburg VIC 3058** Sold Price <sup>RS</sup> **\$750,000** Sold Date **07-Jun-19**  
 3  1  1 Distance **1.9km**



**7 Armstead Avenue Coburg VIC 3058** Sold Price **\$822,000** Sold Date **15-Jun-19**  
 3  1  1 Distance **2.29km**

**RS** = Recent sale **UN** = Undisclosed Sale

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