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Section 47AF of the Estate Agents Act 1980

# HOUSE Offered for Sale

42 Clarendon Street Coburg VIC 3058

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#### **Indicative Selling Price**

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

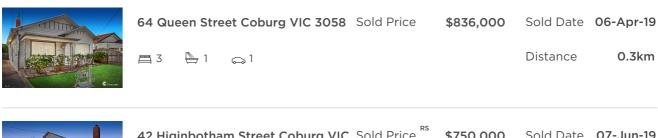
Range between \$750,000 & \$820,000

## **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.





<b>42 Higinbotham Street Coburg VIC</b> Sold Price	Sold Date	07-Jun-19	
		Distance	1.9km



7 Armstead Avenue Coburg VIC 3058 🛱 3 🕒 1 🞧 1			Sold Price	\$822,000	Sold Date	15-Jun-19
<b>=</b> 3	1	<b>⊜</b> 1			Distance	2.29km

RS = Recent sale UN = Undisclosed Sale

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