

19A Rollo Street, Coburg North Vic 3058

McGrath

Michael Chan
03 8312 9222
0417 324 202

michaelchan@mcgrath.com.au

Indicative Selling Price

\$700,000 - \$765,000

Median Unit Price

Year ending March 2019: \$617,500



3 2 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



13b Quick St PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$732,000

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: Townhouse (Res)



1/20 South St HADFIELD 3046 (REI)

Agent Comments

3 2 1

Price: \$700,000

Method: Private Sale

Date: 31/01/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 2106 sqm approx



4/247 Derby St PASCOE VALE 3044 (REI)

Agent Comments

3 2 1

Price: \$700,000

Method: Private Sale

Date: 10/12/2018

Rooms: -

Property Type: Unit

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 19A Rollo Street, Coburg North Vic 3058

Indicative selling price

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

Range between \$700,000 & \$765,000

Median sale price

Median price \$617,500 House Unit X Suburb Coburg North

Period - From 01/04/2018 to 31/03/2019 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 13b Quick St PASCOE VALE 3044	\$732,000	23/03/2019
2 1/20 South St HADFIELD 3046	\$700,000	31/01/2019
3 4/247 Derby St PASCOE VALE 3044	\$700,000	10/12/2018

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.~~