

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

5/23 De Carle Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$640,000

&

\$670,000

Median sale price

Median price

\$990,000

House

X

Unit

Suburb

Coburg

Period - From

01/01/2018

to

31/12/2018

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	35 Grassland Av COBURG 3058	\$696,500	29/01/2019
2	2/2 Loch St COBURG 3058	\$690,000	10/11/2018
3	4/2 Loch St COBURG 3058	\$675,000	12/12/2018

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.

5/23 De Carle Street, Coburg Vic 3058



 2  2  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$640,000 - \$670,000

Median House Price

Year ending December 2018: \$990,000

Comparable Properties



35 Grassland Av COBURG 3058 (REI)

Agent Comments

 2  1  1

Price: \$696,500

Method: Private Sale

Date: 29/01/2019

Rooms: -

Property Type: Townhouse (Single)



2/2 Loch St COBURG 3058 (REI/VG)

Agent Comments

 2  2  1

Price: \$690,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: Townhouse (Res)



4/2 Loch St COBURG 3058 (REI)

Agent Comments

 2  2  1

Price: \$675,000

Method: Private Sale

Date: 12/12/2018

Rooms: -

Property Type: Townhouse (Single)