

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

16 Spectrum Way, Coburg North Vic 3058

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$995,000

House

X

Unit

Suburb

Coburg North

Period - From

01/04/2018

to

30/06/2018

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	29 Excelsior St RESERVOIR 3073	\$990,000	03/03/2018
2	7 Keady St COBURG NORTH 3058	\$965,000	16/12/2017
3	5 Anzac Av COBURG NORTH 3058	\$960,000	03/03/2018

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.

16 Spectrum Way, Coburg North Vic 3058

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4 -

Rooms:
Property Type: House (New - Detached)
Land Size: 323 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
June quarter 2018: \$995,000

Comparable Properties



29 Excelsior St RESERVOIR 3073 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 290 sqm approx



7 Keady St COBURG NORTH 3058 (REI/VG)

Agent Comments

4 2 2

Price: \$965,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 474 sqm approx



5 Anzac Av COBURG NORTH 3058 (REI/VG)

Agent Comments

3 1 5

Price: \$960,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 686 sqm approx