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Rooms: 5
Property Type: Apartment
Land Size: Strata sqm

Agent Comments

This brand new apartment is situated on level one of the complex with two well-appointed bedrooms, BIR's and central bathroom. This residence also contains a separate study area, a spacious open plan kitchen/living area and separate balcony for entertaining.

Indicative Selling Price

\$460,000 - \$506,000

Median Unit Price

March quarter 2017: \$617,500

Comparable Properties



405/19 Pentridge Blvd COBURG 3058 (REI/VG) Agent Comments

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Approximately 9 years old and no study area.

Price: \$450,000
Method: Auction Sale
Date: 17/12/2016
Rooms: -
Property Type: Apartment



11/17-18 Champ St COBURG 3058 (REI) Agent Comments

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  1

Approximately 13 years old, smaller apartment.

Price: \$437,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 3
Property Type: Apartment



3/3 Wardens Wlk COBURG 3058 (REI) Agent Comments

 2
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  1

Approximately 11 years old, smaller apartment.

Price: \$430,000
Method: Sold Before Auction
Date: 22/03/2017
Rooms: 3
Property Type: Apartment

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

109/49-53 Gaffney Street, Coburg Vic 3058

Indicative selling price

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

Range between \$460,000

&

\$506,000

Median sale price

Median price \$617,500

Unit X

Suburb Coburg

Period - From 01/01/2017

to

31/03/2017

Source REIV

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.

| Address of comparable property | Price | Date of sale |
|-----------------------------------|-----------|--------------|
| 405/19 Pentridge Blvd COBURG 3058 | \$450,000 | 17/12/2016 |
| 11/17-18 Champ St COBURG 3058 | \$437,000 | 29/04/2017 |
| 3/3 Wardens Wlk COBURG 3058 | \$430,000 | 22/03/2017 |