



STATEMENT OF INFORMATION

25 SHORTS ROAD, COBURG NORTH, VIC 3058

PREPARED BY NEW KEY REAL ESTATE, 414 BELL STREET PASCOE VALE SOUTH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 SHORTS ROAD, COBURG NORTH, VIC

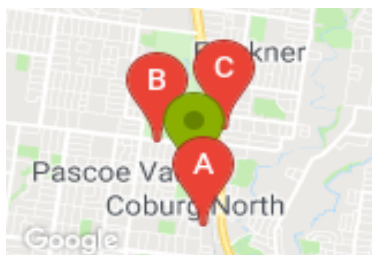
 3  1  1

Indicative Selling Price

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

Price Range: \$680,000 to \$720,000

MEDIAN SALE PRICE



COBURG NORTH, VIC, 3058

Suburb Median Sale Price (House)

\$823,500

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



12 WILLIAMS RD, COBURG NORTH, VIC 3058

 3  1  2

Sale Price

****\$735,000**

Sale Date: 26/05/2018

Distance from Property: 627m



91 BOUNDARY RD, COBURG NORTH, VIC 3058

 3  1  4

Sale Price

***\$705,000**

Sale Date: 24/03/2018

Distance from Property: 783m



30 PRINCESS ST, FAWKNER, VIC 3060

 3  2  3

Sale Price

\$700,000

Sale Date: 24/03/2018

Distance from Property: 838m



This report has been compiled on 30/06/2018 by New Key Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 SHORTS ROAD, COBURG NORTH, VIC 3058

Indicative selling price

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

Price Range:

\$680,000 to \$720,000

Median sale price

Median price

\$823,500

House

X

Unit


Suburb

COBURG NORTH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
12 WILLIAMS RD, COBURG NORTH, VIC 3058	**\$735,000	26/05/2018
91 BOUNDARY RD, COBURG NORTH, VIC 3058	*\$705,000	24/03/2018
30 PRINCESS ST, FAWKNER, VIC 3060	\$700,000	24/03/2018