

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

35 Berry Street, Coburg Vic 3058

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,000,000

House

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
109 Shaftsbury St COBURG 3058	\$1,080,000	17/12/2016
5 Donne St COBURG 3058	\$1,090,000	12/11/2016
31 Rose St COBURG 3058	\$1,040,000	05/11/2016



 3  1  2

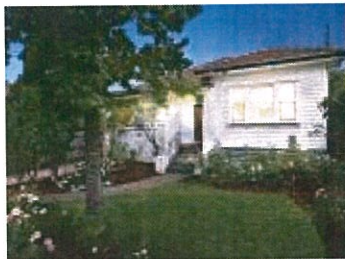
Rooms: 5
Property Type: House
Land Size: 445

Agent Comments

An well maintained period home in original condition, on a corner allotment of approximately 445m2.

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2017: \$1,000,000

Comparable Properties



109 Shaftsbury St COBURG 3058 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,080,000
Method: Auction Sale
Date: 17/12/2016
Rooms: 4
Property Type: House (Res)
Land Size: 445 sqm



5 Donne St COBURG 3058 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,090,000
Method: Auction Sale
Date: 12/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 473 sqm



31 Rose St COBURG 3058 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,040,000
Method: Auction Sale
Date: 05/11/2016
Rooms: 4
Property Type: House (Res)
Land Size: 494 sqm