

## 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 87 Phillips Street, Coburg Vic 3058

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,070,000 & \$1,150,000

#### Median sale price

Median price \$1,000,000 House  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
8 Wellington St COBURG 3058	\$1,110,000	24/06/2017
35 Berry St COBURG 3058	\$1,106,000	03/06/2017
18 Shaftsbury St COBURG 3058	\$1,077,000	01/07/2017