



The Realest  
Estate.

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## 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

12A Tonkin Avenue, Coburg North 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 \$800,000

&

\$880,000

#### Median sale price

Median price \$864,500

House

X

Unit

Suburb Coburg North

Period - From 01/07/2017

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	58 De Chene Pde COBURG NORTH 3058	\$930,000	16/05/2018
2	11a Smith St COBURG NORTH 3058	\$900,000	23/06/2018
3	14a Snell Gr PASCOE VALE 3044	\$842,000	05/05/2018

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.



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**58 De Chene Pde COBURG NORTH 3058 (REI/VG)**

Agent Comments



**Price:** \$930,000

**Method:** Sold Before Auction

**Date:** 16/05/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 367 sqm approx



**11a Smith St COBURG NORTH 3058 (REI)**

Agent Comments



**Price:** \$900,000

**Method:** Auction Sale

**Date:** 23/06/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 200 sqm approx

**14a Snell Gr PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$842,000

**Method:** Auction Sale

**Date:** 05/05/2018

**Rooms:** -

**Property Type:** Townhouse (Res)