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Statement of Information

Period - From 01/07/2017

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

REIV

Source

Property offered for sale							
Including suburb	Address cluding suburb and postcode						
Indicative selling	price						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between \$	800,000	&	\$880,000				
Median sale price	•						
Median price \$86	84 500	House	Lipit	Suburb Coburg North			

Comparable property sales (*Delete A or B below as applicable)

30/06/2018

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.

Add	dress 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.

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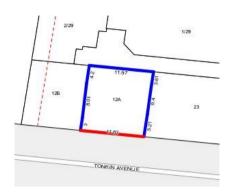


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Indicative Selling Price \$800,000 - \$880,000 **Median House Price** Year ending June 2018: \$864,500



Rooms: **Property Type: Agent Comments**

Comparable Properties



58 De Chene Pde COBURG NORTH 3058

(REI/VG)

Price: \$930,000

Method: Sold Before Auction

Date: 16/05/2018

Rooms: 7

Property Type: House (Res) Land Size: 367 sqm approx

Agent Comments



11a Smith St COBURG NORTH 3058 (REI)







Price: \$900.000 Method: Auction Sale Date: 23/06/2018

Rooms: -

Property Type: Townhouse (Res) Land Size: 200 sqm approx

Agent Comments

14a Snell Gr PASCOE VALE 3044 (REI)







Price: \$842,000 Method: Auction Sale Date: 05/05/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

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