

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

4/33 Merlyn Street, Coburg North Vic 3058

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$596,000

Property Type Unit

Suburb Coburg North

Period - From 01/01/2019

to 31/12/2019

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	4/848 Sydney Rd COBURG NORTH 3058	\$592,000	14/09/2019
2	2/85 Queens Pde FAWKNER 3060	\$535,000	12/11/2019
3	7/988 Sydney Rd COBURG NORTH 3058	\$511,000	25/05/2019

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.~~

This Statement of Information was prepared on:

27/03/2020 15:22



Property Type: Townhouse (Res)

Land Size: 681 sqm approx

Agent Comments

Comparable Properties



4/848 Sydney Rd COBURG NORTH 3058 (REI/VG)

Agent Comments



Price: \$592,000

Method: Private Sale

Date: 14/09/2019

Property Type: Townhouse (Single)



2/85 Queens Pde FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$535,000

Method: Sold Before Auction

Date: 12/11/2019

Rooms: 3

Property Type: Townhouse (Single)



7/988 Sydney Rd COBURG NORTH 3058 (REI/VG)

Agent Comments



Price: \$511,000

Method: Auction Sale

Date: 25/05/2019

Property Type: Townhouse (Res)

Land Size: 124 sqm approx