Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/33 Merlyn Street, Coburg North Vic 3058
Including suburb and	
postcode	

Indicative selling price

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

Range between \$495,000 & \$540,000	Range between	\$495,000	&	\$540,000
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Median sale price

Median price	\$596,000	Pro	perty Type U	nit		Suburb	Coburg North
Period - From	01/01/2019	to	31/12/2019	So	ource	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

Add	dress 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 comparableproperties 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

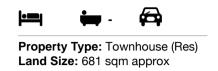




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Indicative Selling Price \$495,000 - \$540,000 Median Unit Price Year ending December 2019: \$596,000





Agent Comments

Comparable Properties



4/848 Sydney Rd COBURG NORTH 3058

(REI/VG)

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Price: \$592,000 Method: Private Sale Date: 14/09/2019

Property Type: Townhouse (Single)

Agent Comments



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

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Price: \$535,000

Method: Sold Before Auction

Date: 12/11/2019 **Rooms:** 3

Property Type: Townhouse (Single)

Agent Comments



7/988 Sydney Rd COBURG NORTH 3058

(REI/VG)

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Price: \$511,000 Method: Auction Sale Date: 25/05/2019

Property Type: Townhouse (Res) **Land Size:** 124 sqm approx

Agent Comments

Account - The Realest Estate | P: (03) 7018 8588



