

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

3/848 Sydney Road, Coburg North Vic 3058

Indicative selling price

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

Range between \$530,000

&

\$555,000

Median sale price

Median price \$643,000

Property Type Unit

Suburb Coburg North

Period - From 01/10/2019

to

30/09/2020

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	2/848 Sydney Rd COBURG NORTH 3058	\$610,000	01/08/2020
2	6/1 Industry La COBURG 3058	\$590,000	21/08/2020
3	302/2 Moonering Dr COBURG 3058	\$530,000	12/06/2020

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:

01/11/2020 19:25

3/848 Sydney Road, Coburg North Vic 3058



**The Realest
Estate.**

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Indicative Selling Price

\$530,000 - \$555,000

Median Unit Price

Year ending September 2020: \$643,000



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

2/848 Sydney Rd COBURG NORTH 3058 (REI) Agent Comments

2 1 1

Price: \$610,000

Method: Auction Sale

Date: 01/08/2020

Property Type: Townhouse (Res)

6/1 Industry La COBURG 3058 (REI/VG)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 21/08/2020

Property Type: Townhouse (Res)

302/2 Moonering Dr COBURG 3058 (VG)

Agent Comments

2 - -

Price: \$530,000

Method: Sale

Date: 12/06/2020

Property Type: Flat/Unit/Apartment (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.