



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 813 Sydney Road, COBURG NORTH 3058

House



4 beds



1 baths



4 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$900,000 - \$990,000**

### Median sale price

Median **House** for **COBURG NORTH** for period **Oct2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$774,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**821 Sydney Road,**  
COBURG 3058

Price **\$830,000** Sold 07  
October 2017

**38 Shore Grove,**  
COBURG NORTH 3058

Price **\$1,012,000** Sold 14  
October 2017

**8 Hutchinson Street,**  
COBURG 3058

Price **\$1,150,000** Sold 27  
June 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents



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