

## 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

20 Cash Street, Coburg Vic 3058

#### Indicative selling price

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

Range between

\$900

&

\$990

#### Median sale price

Median price

\$995,000

House

X

Unit

Suburb

Coburg

Period - From

01/04/2017

to

30/06/2017

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 | 11 Rolls St COBURG 3058        | \$960,000 | 03/06/2017   |
| 2 | 28a Campbell St COBURG 3058    | \$920,000 | 22/07/2017   |
| 3 | 42 Sheffield St COBURG 3058    | \$880,000 | 20/05/2017   |

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.



2   1   1

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 404 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900 - \$990  
**Median House Price**  
June quarter 2017: \$995,000

## Comparable Properties



**11 Rolls St COBURG 3058 (REI)**

**Agent Comments**

2   1   1

**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 398 sqm approx



**28a Campbell St COBURG 3058 (REI)**

**Agent Comments**

1   1   1

**Price:** \$920,000  
**Method:** Sold Before Auction  
**Date:** 22/07/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 337 sqm approx



**42 Sheffield St COBURG 3058 (REI)**

**Agent Comments**

2   1   1

**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 319 sqm approx