

## 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

52 Stawell Street, Coburg Vic 3058

### Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

### 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	1 Balloan St COBURG 3058	\$1,455,000	29/04/2017
2	68 Marks St COBURG 3058	\$1,400,000	29/07/2017
3	12 Daphne St PASCOE VALE 3044	\$1,340,000	03/06/2017

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.~~

52 Stawell Street, Coburg Vic 3058

Harry Manaras  
9486 2000  
0420 477 007  
harry@collings.com.au



 3  1  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 385 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
June quarter 2017: \$995,000

## Comparable Properties



**1 Balloon St COBURG 3058 (REI)**

**Agent Comments**

 5  3  4

**Price:** \$1,455,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 763 sqm approx



**68 Marks St COBURG 3058 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** -  
**Property Type:** House (Res)



**12 Daphne St PASCOE VALE 3044 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** -  
**Property Type:** House (Res)