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	52 Stawell Street, Coburg Vic 3058
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000

Median sale price

Median price	\$995,000	Hou	ıse 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.

Add	dress 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.





Property Type: House (Res) Land Size: 385 sqm approx

Agent Comments

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

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

Comparable Properties



1 Balloan St COBURG 3058 (REI)

6 -- 5 3

Price: \$1,455,000 Method: Auction Sale Date: 29/04/2017 Rooms: 8

Property Type: House (Res) Land Size: 763 sqm approx **Agent Comments**



68 Marks St COBURG 3058 (REI)

6 --4

Price: \$1,400,000 Method: Auction Sale Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Agent Comments



12 Daphne St PASCOE VALE 3044 (REI)

6 1

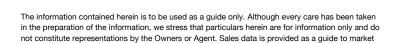
Price: \$1,340,000 Method: Auction Sale Date: 03/06/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Collings Northcote | P: 03 9486 2000



activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 04/08/2017 17:29



