

## 1/32 Liverpool Street, Coburg Vic 3058



**2 Bed 1 Bath 1 Car**  
**Property Type:** Unit

**Indicative Selling Price**

\$490,000 - \$530,000

**Median Unit Price**

March Quarter 2017: \$617,500

**Agent Comments:** Brick villa unit with off street parking and private courtyard.

woodards.com.au

W99 Pty Ltd  
Licensed Estate Agent  
Director Sam Abboud  
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## Comparable Properties



**2/26 Renown Street, Coburg North 3058 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$532,500

**Method:** Auction Sale

**Date:** 18/03/2017

**Property Type:** Unit

**Agent Comments:** Dated internally with original kitchen and bathroom, with private courtyard.



**8/52-54 Harding Street, Coburg 3058 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$530,000

**Method:** Private Sale

**Date:** 15/05/2017

**Property Type:** Apartment

**Agent Comments:** Bigger internal size, first floor apartment. Has a balcony instead of a courtyard.



**41a Rennie Street, Coburg 3058 (REI)**

**2 Bed 1 Bath**

**Price:** \$495,000

**Method:** Auction Sale

**Date:** 06/05/2017

**Property Type:** Unit

**Agent Comments:** Brick unit in original condition, could use some renovations to modernise the home. No courtyard or private outdoor area.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

1/32 Liverpool 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

\$490,000

&

\$530,000

#### Median sale price

Median price

\$617,500

unit

X

Suburb  
or locality

Coburg

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

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
2/26 Renown Street, Coburg North 3058	\$532,500	18/03/2017
8/52-54 Harding Street, Coburg 3058	\$530,000	15/05/2017
41a Rennie Street, Coburg 3058	\$495,000	06/05/2017