



**Rooms:**

**Property Type:** House

**Agent Comments**

## Comparable Properties



**2 Adler Gr COBURG NORTH 3058 (REI)**

**Agent Comments**



**Price:** \$840,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 510 sqm



**8 Windsor St PASCOE VALE 3044 (REI)**

**Agent Comments**



**Price:** \$830,000

**Method:** Private Sale

**Date:** 03/06/2017

**Rooms:** -

**Property Type:** House



**6 Wicklow St PASCOE VALE 3044 (REI)**

**Agent Comments**



**Price:** \$800,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 507 sqm

**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 33 Rodney Avenue, Coburg North 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 \$770,000 & \$845,000

**Median sale price**

Median price \$820,000

House X

Suburb Coburg North

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 6 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 Adler Gr COBURG NORTH 3058	\$840,000	29/04/2017
8 Windsor St PASCOE VALE 3044	\$830,000	03/06/2017
6 Wicklow St PASCOE VALE 3044	\$800,000	13/05/2017