



**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

Villa unit in great location with single car garage and generous courtyard

## Comparable Properties



**2/66 Springhall Pde PASCOE VALE SOUTH  
3044 (REI)**



**Agent Comments**

Similar style and age villa unit in same condition

**Price:** \$560,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** 3  
**Property Type:** Unit



**4/2 Vincent St COBURG 3058 (REI/VG)**



**Agent Comments**

Slightly smaller villa unit with no garage just uncover parking

**Price:** \$537,500  
**Method:** Auction Sale  
**Date:** 19/11/2016  
**Rooms:** 3  
**Property Type:** Unit



**2/26 Renown St COBURG NORTH 3058 (REI)**



**Agent Comments**

Villa unit just a little further north but very similar

**Price:** \$532,500  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** 4  
**Property Type:** Unit

## 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

2/25 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 \$540,000 & \$575,000

#### Median sale price

Median price \$617,500

Unit X

Suburb 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 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
2/66 Springhall Pde PASCOE VALE SOUTH 3044	\$560,000	25/02/2017
4/2 Vincent St COBURG 3058	\$537,500	19/11/2016
2/26 Renown St COBURG NORTH 3058	\$532,500	18/03/2017