McGrath

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

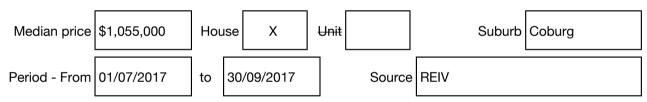
ess 56 Walsh Street, Coburg Vic 3058 and ode

Indicative selling price

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

Range between \$850,000	&	\$890,000
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Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	63 Victoria St COBURG 3058	\$935,000	18/11/2017
2	36 Walsh St COBURG 3058	\$870,000	18/11/2017
3	6 The Avenue COBURG 3058	\$861,500	14/10/2017

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.

Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: House (Previously Occupied - Detached) Agent Comments Stephanie Lentini 03 9489 9422 0437 565 273 stephanielentini@mcgrath.com.au

Indicative Selling Price \$850,000 - \$890,000 Median House Price September quarter 2017: \$1,055,000

Comparable Properties



63 Victoria St COBURG 3058 (REI)



Price: \$935,000 Method: Auction Sale Date: 18/11/2017 Rooms: 4 Property Type: House (Res) Land Size: 278 sqm approx

Agent Comments

Agent Comments



36 Walsh St COBURG 3058 (REI)

Price: \$870,000 Method: Auction Sale Date: 18/11/2017 Rooms: -Property Type: House (Res) Land Size: 368 sqm approx

6 The Avenue COBURG 3058 (REI)



Price: \$861,500 Method: Auction Sale Date: 14/10/2017 Rooms: 6 Property Type: House (Res) Agent Comments



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