

## 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	56 Walsh Street, Coburg Vic 3058
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

Median price	\$1,055,000	House	X	Unit		Suburb	Coburg
Period - From	01/07/2017	to	30/09/2017	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.

	Address 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.

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**Indicative Selling Price**

\$850,000 - \$890,000

**Median House Price**

September quarter 2017: \$1,055,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

Agent Comments

## Comparable Properties



**63 Victoria St COBURG 3058 (REI)**

Agent Comments



**Price:** \$935,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 278 sqm approx

**36 Walsh St COBURG 3058 (REI)**

Agent Comments



**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)**

Agent Comments



**Price:** \$861,500

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** 6

**Property Type:** House (Res)