

### 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 2/1B Crozier Street, Coburg Vic 3058 Including suburb and postcode

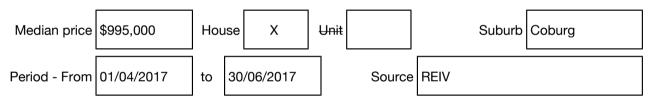
#### Indicative selling price

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

Range between \$800,000

&

#### Median sale price



\$880.000

#### 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	1b Crozier St COBURG 3058	\$890,000	22/07/2017
2	135 Moore St COBURG 3058	\$848,000	05/08/2017
3	22/129 Harding St COBURG 3058	\$824,000	13/05/2017

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 - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688

propertydata

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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.









Rooms: 4 Property Type: Townhouse Agent Comments Peter Leahy 9350 5588 0402 10 11 12 peter@peterleahy.com.au

Indicative Selling Price \$800,000 - \$880,000 Median House Price June quarter 2017: \$995,000

## **Comparable Properties**





22/129 Harding St COBURG 3058 (REI/VG)



Price: \$824,000 Method: Auction Sale Date: 13/05/2017 Rooms: 4 Property Type: Townhouse (Res)

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**/G)** Agent Comments