

## 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 2/1B Crozier Street, Coburg Vic 3058

#### Indicative selling price

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

Range between \$800,000 & \$880,000

#### Median sale price

Median price \$995,000 House X Unit Suburb Coburg

Period - From 01/04/2017 to 30/06/2017 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	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.

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



3   2   2

**Rooms:** 4  
**Property Type:** Townhouse  
**Agent Comments**

## Comparable Properties



**1b Crozier St COBURG 3058 (REI)**

**Agent Comments**

3   2   2

**Price:** \$890,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 198 sqm approx



**135 Moore St COBURG 3058 (REI)**

**Agent Comments**

3   1   1

**Price:** \$848,000  
**Method:** Auction Sale  
**Date:** 05/08/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



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

**Agent Comments**

3   1   2

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