

Alexander Magliolo 9387 5888 0433 401 487 alexandermagliolo@jelliscraig.com.au

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

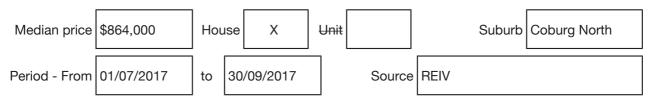
4 Shorts Road, Coburg North Vic 3058

Indicative selling price

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

Single price \$739,000

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.

Address of comparable property		Price	Date of sale
1	12 Shanley St PASCOE VALE 3044	\$740,000	24/06/2017
2	9 Bond St HADFIELD 3046	\$735,000	08/07/2017
3	43 Camera Wlk COBURG NORTH 3058	\$730,000	10/11/2017

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 - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919

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: Property Type: House (Res) Agent Comments Alexander Magliolo 9387 5888 0433 401 487 alexandermagliolo@jelliscraig.com.au

> Indicative Selling Price \$739,000 Median House Price September quarter 2017: \$864,000

Comparable Properties

12 Shanley St PASCOE VALE 3044 (REI/VG) 2 1 2	Agent Comments
Price: \$740,000 Method: Auction Sale Date: 24/06/2017 Rooms: 5 Property Type: House (Res) Land Size: 487 sqm approx	-
9 Bond St HADFIELD 3046 (REI/VG)	Agent Comments
Price: \$735,000 Method: Auction Sale Date: 08/07/2017 Rooms: - Property Type: House (Res) Land Size: 626 sqm approx	_
43 Camera Wik COBURG NORTH 3058 (REI) 3 2 -	Agent Comments
Price: \$730,000 Method: Private Sale Date: 10/11/2017 Rooms: - Property Type: House (Res)	_

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