

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

Median price \$864,000 House Unit Suburb Coburg North

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	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 Wik 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.



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



12 Shanley St PASCOE VALE 3044 (REI/VG)

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)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 10/11/2017

Rooms: -

Property Type: House (Res)