

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address Including suburb and postcode: 2/29 Arthur Street, Coburg North

### Indicative selling price

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

Range between \$485,000 & \$533,500

### Median sale price

Median price: \$348,000 \*Unit: X Suburb: Coburg  
 Period - From: 1<sup>st</sup> June 2016 to 17<sup>th</sup> July 2017 Source: Realestate.com.au

### Comparable property sales

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
3/16 Lorensen Avenue, Coburg	\$490,000	17/06/2017
2/84 Henty Street, Reservoir	\$485,000	27/05/2017
1/492 Murrey Road, Preston	\$532,500	09/05/2017

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