

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 209A/41-43 Stockade Avenue, Coburg Vic 3058

Indicative selling price

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

Range between \$285,000 & \$313,500

Median sale price

Median price \$520,000 House Unit X Suburb Coburg

Period - From 01/01/2018 to 31/03/2018 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 | | |
| 2 | | |
| 3 | | |

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: Apartment
Agent Comments
Studio Apartment

Indicative Selling Price
\$285,000 - \$313,500
Median Unit Price
March quarter 2018: \$520,000

Comparable Properties



114A/41-43 Stockade Av COBURG 3058 (REI) [Agent Comments](#)



Price: \$318,000
Method: Auction Sale
Date: 10/03/2018
Rooms: -
Property Type: Apartment



7/807 Sydney Rd COBURG NORTH 3058 (REI) [Agent Comments](#)



Price: \$283,000
Method: Sold Before Auction
Date: 15/02/2018
Rooms: 2
Property Type: Apartment

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.