

# 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	35 Snapshot Drive, Coburg North Vic 3058
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### Indicative selling price

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

Range between	\$1,100,000	&	\$1,210,000
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### Median sale price

Median price	\$950,000	Property Type	House	Suburb	Coburg North
Period - From	01/10/2020	to	31/12/2020	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	4 Park Av PRESTON 3072	\$1,200,000	20/03/2021
2	687c Gilbert Rd RESERVOIR 3073	\$1,150,000	05/03/2021
3	9 Stock St COBURG 3058	\$1,119,000	19/01/2021

**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.~~

This Statement of Information was prepared on: 27/03/2021 14:38

35 Snapshot Drive, Coburg North Vic 3058



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**Indicative Selling Price**

\$1,100,000 - \$1,210,000

**Median House Price**

December quarter 2020: \$950,000



4 2 2

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 359 sqm approx

Agent Comments

## Comparable Properties



**4 Park Av PRESTON 3072 (REI)**

Agent Comments

3 1 4

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** House (Res)

**Land Size:** 686 sqm approx



**687c Gilbert Rd RESERVOIR 3073 (REI)**

Agent Comments

4 1 2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 05/03/2021

**Property Type:** House



**9 Stock St COBURG 3058 (REI)**

Agent Comments

3 1 1

**Price:** \$1,119,000

**Method:** Sold Before Auction

**Date:** 19/01/2021

**Property Type:** House (Res)

Account - Philip Webb



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.