

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

206a/41-43 Stockade Avenue, Coburg Vic 3058

Indicative selling price

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

Range between

\$340,000

&

\$370,000

Median sale price

Median price

\$635,500

House

Unit

X

Suburb

Coburg

Period - From

01/01/2019

to

31/03/2019

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	16/4 Woiwurung Cr COBURG 3058	\$370,000	03/04/2019
2	16A/4 Woiwurung Cr COBURG 3058	\$370,000	12/04/2019
3	20 Quarry Cirt COBURG 3058	\$355,000	14/03/2019

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

Indicative Selling Price
\$340,000 - \$370,000
Median Unit Price
March quarter 2019: \$635,500

Comparable Properties



16/4 Woiwurung Cr COBURG 3058 (REI)

Agent Comments



Price: \$370,000
Method: Sold Before Auction
Date: 03/04/2019
Rooms: -
Property Type: Apartment



16A/4 Woiwurung Cr COBURG 3058 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 12/04/2019
Rooms: -
Property Type: Apartment



20 Quarry Cirt COBURG 3058 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 14/03/2019
Rooms: -
Property Type: Apartment