

# 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

3/1 Merlyn Street, Coburg North Vic 3058

### Indicative selling price

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

Single price

\$525,000

### Median sale price

Median price

\$595,500

Property Type

Unit

Suburb

Coburg North

Period - From

28/10/2018

to

27/10/2019

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 | 4/848 Sydney Rd COBURG NORTH 3058      | \$592,000 | 14/09/2019   |
| 2 | 9/988-990a Sydney Rd COBURG NORTH 3058 | \$572,000 | 25/09/2019   |
| 3 | 5/103 Sussex St PASCOE VALE 3044       | \$525,000 | 12/08/2019   |

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.~~

This Statement of Information was prepared on:

28/10/2019 10:17



2 1 1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$525,000

**Median Unit Price**

28/10/2018 - 27/10/2019: \$595,500

## Comparable Properties



**4/848 Sydney Rd COBURG NORTH 3058 (REI)** **Agent Comments**

2 1 1

**Price:** \$592,000

**Method:** Private Sale

**Date:** 14/09/2019

**Property Type:** Townhouse (Single)



**9/988-990a Sydney Rd COBURG NORTH 3058 (REI)** **Agent Comments**

2 1 1

**Price:** \$572,000

**Method:** Private Sale

**Date:** 25/09/2019

**Rooms:** 5

**Property Type:** Townhouse (Single)



**5/103 Sussex St PASCOE VALE 3044 (REI)** **Agent Comments**

2 2 1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 12/08/2019

**Property Type:** Townhouse (Single)