

## 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  
2 Hutchinson Street, Coburg 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 \$1,190,000

#### Median sale price

Median price \$1,050,000 House  Unit  Suburb Coburg

Period - From 01/07/2018 to 30/09/2018 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	38 May St COBURG 3058	\$1,156,000	27/10/2018
2	16 Deakin St COBURG 3058	\$1,175,000	26/05/2018
3	20 Merribell Av COBURG 3058	\$1,197,000	09/08/2018

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.~~

2 Hutchinson Street, Coburg Vic 3058



 4    2    2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,190,000  
**Median House Price**  
September quarter 2018: \$1,050,000

## Comparable Properties



**38 May St COBURG 3058 (REI)**

**Agent Comments**

 3    1    -

**Price:** \$1,156,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** -  
**Property Type:** House (Res)



**16 Deakin St COBURG 3058 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$1,175,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** 5  
**Property Type:** House (Res)



**20 Merribell Av COBURG 3058 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,197,000  
**Method:** Sold Before Auction  
**Date:** 09/08/2018  
**Rooms:** -  
**Property Type:** House (Res)