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	9/2 Hudson Street, Coburg Vic 3058

Indicative selling price

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

Range between $540,000 & $594,000

Median sale price

Median price $612,500 ~~House~~ Unit X Suburb Coburg

Period - From 01/10/2017 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	2/195 Gordon St COBURG 3058	$595,000	02/08/2018
2	7/7-9 Bell St COBURG 3058	$580,000	20/09/2018
3	7/15 Cassels Rd BRUNSWICK 3056	$555,000	13/10/2018

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.~~

REIV propertydata.com.au

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.

9/2 Hudson Street, Coburg Vic 3058



- -

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$540,000 - $594,000
Median Unit Price
Year ending September 2018: $612,500

Comparable Properties



2/195 Gordon St COBURG 3058 (REI)

2 1 1

Price: $595,000
Method: Private Sale
Date: 02/08/2018
Rooms: 3
Property Type: Townhouse (Single)

Agent Comments



7/7-9 Bell St COBURG 3058 (REI)

2 2 1

Price: $580,000
Method: Sold Before Auction
Date: 20/09/2018
Rooms: 3
Property Type: Townhouse (Res)

Agent Comments



7/15 Cassels Rd BRUNSWICK 3056 (REI)

2 1 1

Price: $555,000
Method: Auction Sale
Date: 13/10/2018
Rooms: 3
Property Type: Apartment

Agent Comments

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.