

# 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

36 Lascelles 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)

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$911,500

Property Type

House

Suburb

Coburg

Period - From

18/11/2018

to

17/11/2019

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	59 Gaffney St, Coburg, Vic 3058, Australia	\$815,000	12/10/2019
2	34 Lascelles St, Coburg, Vic 3058, Australia	\$1,145,000	18/08/2019
3	41 Lascelles St, Coburg, Vic 3058, Australia	\$980,000	13/07/2019

**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:

18/11/2019 10:19



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 371 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median House Price**  
18/11/2018 - 17/11/2019: \$911,500

## Comparable Properties

59 Gaffney St, Coburg, Vic 3058, Australia (REI) Agent Comments



**Price:** \$815,000  
**Method:**  
**Date:** 12/10/2019  
**Property Type:** House

34 Lascelles St, Coburg, Vic 3058, Australia (REI) Agent Comments



**Price:** \$1,145,000  
**Method:**  
**Date:** 18/08/2019  
**Property Type:** House

41 Lascelles St, Coburg, Vic 3058, Australia (REI) Agent Comments



**Price:** \$980,000  
**Method:**  
**Date:** 13/07/2019  
**Property Type:** House