



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**35 Patterson Street,  
COBURG 3058**

House



5 beds



2 baths



1 parking

### Indicative selling price

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

**Range \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **House** for **COBURG** for period **Oct 2018 - Sep 2019**  
Sourced from **Pricefinder**.

**\$909,250**

### Comparable property sales

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 the most comparable to the property for sale.

**31 Younger Street,**  
Coburg 3058

Price **\$1,030,000** Sold 10  
August 2019

**38 Sutherland Street,**  
Coburg 3058

Price **\$1,075,000** Sold 18  
June 2019

**15 Marks Street,**  
Coburg 3058

Price **\$1,065,000** Sold 20  
April 2019

This Statement of Information was prepared on 28th Oct 2019

**Additional Information**  
Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Coburg

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Coburg VIC 3058

### Contact agents



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