

P (03) 9383 5888

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

16 Cope Street Coburg VIC 3058

 4  2  1

## Indicative Selling Price

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

Single Price \$1,200,000

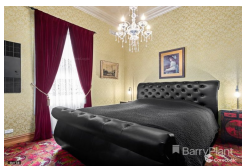
## Median Sale Price



\$953,000 Houses in Coburg between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic


## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.




**62 Ohea Street Coburg VIC 3058** Sold Price **\$1,350,000** Sold Date **15-Nov-18**  
 5  1  2 Distance **0.12km**



**3 Governors Road Coburg VIC 3058** Sold Price **\$1,200,000** Sold Date **15-Sep-18**  
 4  2  2 Distance **0.8km**



**43 Soudan Street Coburg VIC 3058** Sold Price **\$1,192,500** Sold Date **20-Nov-18**  
 4  2  2 Distance **0.95km**

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