

#### 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	1/124 Rennie Street, Coburg Vic 3058
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$600,000	&	\$660,000

#### Median sale price

Median price	\$615,500	Hou	se	Unit	х	Suburb	Coburg
Period - From	01/10/2017	to	31/12/2017		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	2/22 Loch St COBURG 3058	\$638,000	16/09/2017
2	60 Woiwurung Cr COBURG 3058	\$631,000	02/09/2017
3	4/9 Blair St COBURG 3058	\$630,000	10/08/2017

#### 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.

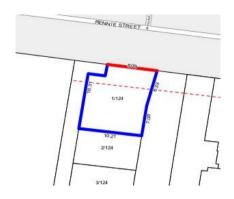




activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:

Property Type: Townhouse

**Agent Comments** 

**Indicative Selling Price** \$600,000 - \$660,000 **Median Unit Price** December quarter 2017: \$615,500

## Comparable Properties



2/22 Loch St COBURG 3058 (REI)





Price: \$638,000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



60 Woiwurung Cr COBURG 3058 (REI)

**-**2







Price: \$631,000 Method: Auction Sale Date: 02/09/2017

Rooms: 3

Property Type: Townhouse (Res) Land Size: 55 sqm approx

**Agent Comments** 



4/9 Blair St COBURG 3058 (REI)



Price: \$630,000

Method: Sold Before Auction

Date: 10/08/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 

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