

## 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

1/290 Reynard 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

### 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 6 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

5/158 Reynard Street Coburg VIC 3058	\$670,000	26-Jun-21
2/9 Collins Street Coburg VIC 3058	\$655,000	29-Apr-21
2/4 McKay Street Coburg VIC 3058	\$575,000	03-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 21 September 2021



**5/158 Reynard Street Coburg VIC 3058**

Sold Price

**\$670,000**

Sold Date

**26-Jun-21**

2

1

1

Distance

**0.66km**



**2/9 Collins Street Coburg VIC 3058**

Sold Price

**\$655,000**

Sold Date

**29-Apr-21**

2

1

1

Distance

**1.25km**



**2/4 McKay Street Coburg VIC 3058**

Sold Price

<sup>RS</sup> **\$575,000**

Sold Date

**03-Jun-21**

2

1

1

Distance

**1.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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