

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 3/37 Rodney Avenue, Coburg North 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$660,000

or range between \$

&

\$

Median sale price

Median price \$837,000

Property type Townhouse

Suburb Coburg North

Period - From 01/06/2019

to

31/05/2020

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 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 – 2/37 Rodney Avenue, Coburg North	\$665,000	12/06/20
2 – 5/97 Shorts Road, Coburg North	\$611,000	01/06/20
3 – 3/165 Boundary Road, Pascoe Vale	\$610,000	18/03/20

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: 30 June 2020