

# 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

3/114 Rennie 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)

Range between \$920,000

&

\$970,000

### Median sale price

Median price \$767,000

Property Type Townhouse

Suburb Coburg

Period - From 04/11/2020

to

03/11/2021

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	128a Reynard St COBURG 3058	\$955,000	21/08/2021
2	3/3 The Grove COBURG 3058	\$952,500	05/10/2021
3	3/58 Shaftsbury St COBURG 3058	\$942,000	13/10/2021

**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:

04/11/2021 11:53



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$920,000 - \$970,000

**Median Townhouse Price**

04/11/2020 - 03/11/2021: \$767,000

## Comparable Properties



**128a Reynard St COBURG 3058 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$955,000

**Method:** Auction Sale

**Date:** 21/08/2021

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 149 sqm approx

**3/3 The Grove COBURG 3058 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$952,500

**Method:** Auction Sale

**Date:** 05/10/2021

**Property Type:** Townhouse (Res)



**3/58 Shaftsbury St COBURG 3058 (REI)**

Agent Comments

3 1 1

**Price:** \$942,000

**Method:** Sold Before Auction

**Date:** 13/10/2021

**Property Type:** Townhouse (Res)

**Account - Biggin & Scott** | P: 03 9489 5777 | F: 03 9489 5788