

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

6/53 Reynard Street Coburg VIC 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

or range
between

\$370,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Coburg

Period-from

01 Nov 2019

to

31 Oct 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 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

215/358 Moreland Road Brunswick West VIC 3055	\$390,000	06-Jul-20
516/601 Sydney Road Brunswick VIC 3056	\$400,000	15-Jun-20
1B/1 Manna Gum Court Coburg VIC 3058	\$380,000	20-May-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 6 months.~~

This Statement of Information was prepared on: 06 November 2020

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215/358 Moreland Road Brunswick West VIC 3055

Sold Price

\$390,000

Sold Date

06-Jul-20

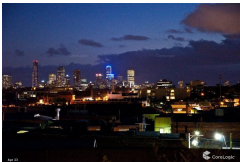
1

1

1

Distance

1.11km



516/601 Sydney Road Brunswick VIC 3056

Sold Price

\$400,000

Sold Date

15-Jun-20

1

1

-

Distance

1.6km



1B/1 Manna Gum Court Coburg VIC 3058

Sold Price

\$380,000

Sold Date

20-May-20

1

1

1

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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