## Statement of Information

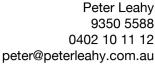
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale												
Address Including suburb and postcode			121 Reynard Street, Coburg Vic 3058									
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$950,0			000	00 &			\$1,000,000					
Median sale price												
Median price \$		\$1,175,0	000	Pro	operty Type	Hous	е		Subur	b Coburg		
Period - From		01/10/2	020	to	31/12/2020	)	Sc	urce	REIV			
Comparable property sales (*Delete A or B below as applicable)												
	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												
3												
OR												
	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:										22/01/2021 14:42		







**Indicative Selling Price** \$950,000 - \$1,000,000 **Median House Price** 

December quarter 2020: \$1,175,000





**Agent Comments** 



## Comparable Properties

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.

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



