

# 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 2/86 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) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,100,000 & \$1,150,000

### Median sale price

Median price \$795,500 Property type Townhouse Suburb Coburg

Period - From 25/12/2021 to 24/06/2022 Source [www.realestate.com.au](http://www.realestate.com.au)

### 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
2A Young Street Coburg	\$1,170,000	13/04/22
1 Grant Street Coburg	\$1,130,000	26/02/22
2/9 Huntington Grove Coburg	\$1,055,000	08/02/22

**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: 24 June 2022