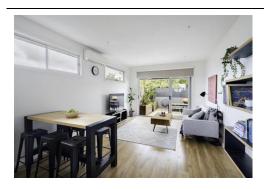
163 Reynard Street, Coburg Vic 3058



2 Bed 1 Bath 1 Car

Property Type: Townhouse (Res) Land Size: 146 sqm approx Indicative Selling Price \$770,000 - \$810,000 Median House Price Year ending September 2024: \$570,000

Comparable Properties



6/56 The Avenue, Coburg 3058 (REI)

2 Bed 1 Bath 1 Car Price: \$772,000 Method: Private Sale Date: 31/10/2024

Property Type: Townhouse (Single)

Agent Comments: Modern Townhouse, superior location.



3/65 Donne Street, Coburg 3058 (REI)

2 Bed 1 Bath 2 Car Price: \$820,000

Method: Sold Before Auction

Date: 03/10/2024

Property Type: Townhouse (Res)

Agent Comments: Older style large 2 bed Townhouse.



7/15 Bent Street, Brunswick West 3055 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$751,000

Method: Sold Before Auction

Date: 30/09/2024

Property Type: Townhouse (Res)

Agent Comments: Modern 2 bedroom townhouse with

deck.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered	for sale
Address	
	163 Reynard Street, Coburg Vic 3058
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$770,000		&	\$810,00	0		
Median sale price							
Median price S	\$570,000	Unit	х	Suburb	Coburg		

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Period - From	01/10/2023	to	30/09/2024	Source	REIV	

Comparable property sales

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
6/56 The Avenue, COBURG 3058	\$772,000	31/10/2024
3/65 Donne Street, COBURG 3058	\$820,000	03/10/2024
7/15 Bent Street, BRUNSWICK WEST 3055	\$751,000	30/09/2024

This Statement of Information was prepared on: 14/11/2
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