

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
Including suburb or
locality and postcode

163 Reynard Street, Coburg Vic 3058

Indicative selling price

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

Range between \$770,000 & \$810,000

Median sale price

Median price \$570,000 Unit x Suburb Coburg

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:

14/11/2024 10:18