### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$1,000,000

# Property offered for sale

Address	1/114 Rennie Street, Coburg Vic 3058
Including suburb and	_
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$750,000	Pro	perty Type T	ownhouse		Suburb	Coburg
Period - From	12/07/2020	to	11/07/2021		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

1/9 Huntington Gr COBURG 3058

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
1	187 Urquhart St COBURG 3058	\$875,000	24/04/2021
2	14a Frin St PRESTON 3072	\$850,000	25/02/2021

OR

3

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.

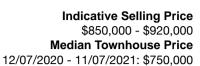
This Statement of Information was prepared on:	12/07/2021 14:30



30/01/2021



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# Comparable Properties



187 Urquhart St COBURG 3058 (REI/VG)

Price: \$875.000 Method: Auction Sale Date: 24/04/2021

Property Type: Townhouse (Res) Land Size: 157 sqm approx

**Agent Comments** 



14a Erin St PRESTON 3072 (VG)

Price: \$850,000 Method: Sale Date: 25/02/2021

Property Type: Townhouse (Conjoined)

**Agent Comments** 



1/9 Huntington Gr COBURG 3058 (REI/VG)

Price: \$1,000,000 Method: Private Sale Date: 30/01/2021

Property Type: Townhouse (Single)

**Agent Comments** 

Account - Biggin & Scott | P: 03 9489 5777 | F: 03 9489 5788



