

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

1/114 Rennie Street, Coburg Vic 3058

Indicative selling price

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

Range between \$850,000

&

\$920,000

Median sale price

Median price \$750,000

Property Type Townhouse

Suburb Coburg

Period - From 12/07/2020

to

11/07/2021

Source REIV

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
1	187 Urquhart St COBURG 3058	\$875,000	24/04/2021
2	14a Erin St PRESTON 3072	\$850,000	25/02/2021
3	1/9 Huntington Gr COBURG 3058	\$1,000,000	30/01/2021

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:

12/07/2021 14:30



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median Townhouse Price
12/07/2020 - 11/07/2021: \$750,000

Comparable Properties



187 Urquhart St COBURG 3058 (REI/VG)

Agent Comments



Price: \$875,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Townhouse (Res)
Land Size: 157 sqm approx



14a Erin St PRESTON 3072 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 25/02/2021
Property Type: Townhouse (Conjoined)



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

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 30/01/2021
Property Type: Townhouse (Single)