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

25 Rodda Street, Coburg Vic 3058

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|--------|
| Range betweer | \$950,000 | | & | | \$1,025,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,230,500 | Pro | operty Type | Hou | ISE | | Suburb | Coburg |
| Period - From | 01/10/2023 | to | 30/09/2024 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 264 Reynard St COBURG 3058 | \$960,000 | 16/11/2024 |
| 2 | 31 Sargood St COBURG 3058 | \$985,000 | 28/10/2024 |
| 3 | 13 Sargood St COBURG 3058 | \$1,020,000 | 03/08/2024 |

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:

13/01/2025 09:43



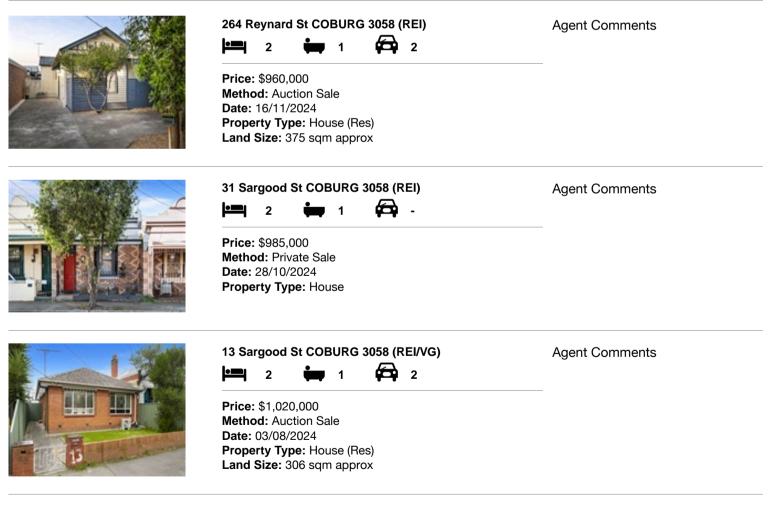






Property Type: House (Res) **Land Size:** 197 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,025,000 Median House Price Year ending September 2024: \$1,230,500

Comparable Properties



Account - VICPROP



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