

## 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

1/88 RENNIE STREET COBURG VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$619,999

Property type

Unit

Suburb

Coburg

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### 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 6 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

3/61 THE GROVE COBURG VIC 3058	\$700,000	22-Oct-22
2/78 THE GROVE COBURG VIC 3058	\$690,000	09-Sep-22
1/1 BELLEVUE STREET COBURG VIC 3058	\$685,000	02-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 01 March 2023

**3/61 THE GROVE COBURG VIC  
3058**

2 1 1

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **22-Oct-22**Distance **0.03km****2/78 THE GROVE COBURG VIC  
3058**

2 1 1

Sold Price

**\$690,000** Sold Date **09-Sep-22**Distance **0.19km****1/1 BELLEVUE STREET COBURG  
VIC 3058**

2 1 1

Sold Price

<sup>RS</sup> **\$685,000** <sup>UN</sup> Sold Date **02-Feb-23**Distance **1.95km****RS** = Recent sale**UN** = Undisclosed Sale

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