

## 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

3/88 Rennie Street Coburg VIC 3058

### Indicative selling price

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

Single Price

or range  
between

\$645,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$588,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2020

to

30 Jun 2021

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

1/106 Rennie Street Coburg VIC 3058	\$735,000	26-Jun-21
4/38 Victoria Street Coburg VIC 3058	\$680,000	10-Jul-21
2/9 Collins Street Coburg VIC 3058	\$655,000	29-Apr-21

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: 29 July 2021

**1/106 Rennie Street Coburg VIC 3058**

Sold Price

<sup>RS</sup> **\$735,000**

Sold Date

**26-Jun-21** 2 1 1

Distance

**0.14km****4/38 Victoria Street Coburg VIC 3058**

Sold Price

<sup>RS</sup> **\$680,000** <sup>UN</sup>

Sold Date

**10-Jul-21** 2 1 1

Distance

**1.49km****2/9 Collins Street Coburg VIC 3058**

Sold Price

**\$655,000**

Sold Date

**29-Apr-21** 2 1 1

Distance

**2.31km****RS** = Recent sale**UN** = Undisclosed Sale

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