

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	3/32 Renown Street, Coburg North Vic 3058
Including suburb and	
postcode	

Indicative selling price

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

Single price \$540,000

Median sale price

Median price	\$660,000	Hou	se	Unit	Х		Suburb	Coburg North
Period - From	01/01/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	5/12-14 Ohea St COBURG 3058	\$565,000	08/12/2018
2	7/1 Stockade Av COBURG 3058	\$547,000	01/12/2018
3	3/8-10 Queens Pde FAWKNER 3060	\$541,000	25/09/2018

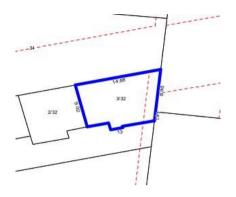
OR

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.









Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$540,000 Median Unit Price Year ending December 2018: \$660,000

Comparable Properties

5/12-14 Ohea St COBURG 3058 (REI/VG)

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Price: \$565,000 Method: Auction Sale Date: 08/12/2018

Rooms: 3

Property Type: Townhouse (Res) **Land Size:** 98 sqm approx

Agent Comments



-2







Price: \$547,000 Method: Auction Sale Date: 01/12/2018

Rooms: 3

Property Type: Apartment

Agent Comments



3/8-10 Queens Pde FAWKNER 3060 (REI)

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Price: \$541,000 **Method:** Private Sale **Date:** 25/09/2018

Rooms: 3

Property Type: Townhouse (Single)

Agent Comments

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173





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