

## 8/53 Reynard Street, Coburg Vic 3058



**1 Bed 1 Bath 1 Car**

**Property Type:** Strata Unit/Flat

**Indicative Selling Price**

\$385,000 - \$420,000

**Median House Price**

March quarter 2024: \$542,500

## Comparable Properties



### 4/39-41 Blyth Street, Brunswick 3056 (REI/VG)

**1 Bed 1 Bath 1 Car**

**Price:** \$418,000

**Method:** Private Sale

**Date:** 04/03/2024

**Property Type:** Unit

**Agent Comments:** Larger property Comparable location  
Superior property



### 7/102 Moreland Road, Brunswick 3056 (REI/VG)

**1 Bed 1 Bath 1 Car**

**Price:** \$405,000

**Method:** Private Sale

**Date:** 06/02/2024

**Property Type:** Apartment

**Agent Comments:** Larger property Comparable location  
Superior property



### 19/27 The Grove, Coburg 3058 (REI/VG)

**1 Bed 1 Bath 1 Car**

**Price:** \$375,000

**Method:** Private Sale

**Date:** 29/02/2024

**Property Type:** Apartment

**Agent Comments:** Apartment Similar size Comparable  
location Inferior property

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

8/53 Reynard 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)

Range between \$385,000 & \$420,000

#### Median sale price

Median price \$542,500 Unit x Suburb Coburg

Period - From 01/01/2024 to 31/03/2024 Source REIV

#### Comparable property sales

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
4/39-41 Blyth Street, BRUNSWICK 3056	\$418,000	04/03/2024
7/102 Moreland Road, BRUNSWICK 3056	\$405,000	06/02/2024
19/27 The Grove, COBURG 3058	\$375,000	29/02/2024

This Statement of Information was prepared on:

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