### 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

2/262 Reynard Street, Coburg Vic 3058

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$670,000		&		\$720,000				
Median sale price									
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Coburg	
Period - From	01/01/2025	to	31/03/2025		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 sixmonths 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	3/2 Winona Gr PASCOE VALE SOUTH 3044	\$705,000	15/04/2025
2	2/11 Methven St COBURG 3058	\$706,000	15/03/2025
3			

OR

**B**<sup>\*</sup> 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.

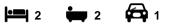
This Statement of Information was prepared on:

27/05/2025 13:10



## Nelson Alexander





**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$670,000 - \$720,000 Median Unit Price March quarter 2025: \$650,000

# **Comparable Properties**

3/2 Winona Gr PASCOE VALE SOUTH 3044 (REI)   2 2 2   Price: \$705,000   Method: Private Sale   Date: 15/04/2025   Property Type: Townhouse (Single)	Agent Comments
2/11 Methven St COBURG 3058 (REI/VG) 2 1 1 1 Price: \$706,000 Method: Auction Sale Date: 15/03/2025 Property Type: Townhouse (Res)	Agent Comments

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.

#### Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155



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