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

2/348 Reynard Street, Coburg Vic 3058

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$530,000		&		\$570,000			
Median sale p	rice							
Median price	\$567,500	Pro	operty Type	Unit			Suburb	Coburg
Period - From	01/10/2023	to	31/12/2023		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 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	7/46 Hudson St COBURG 3058	\$565,000	06/10/2023
2	7/3 Mitchell Pde PASCOE VALE SOUTH 3044	\$551,500	07/12/2023
3	4/450 Bell St PASCOE VALE SOUTH 3044	\$550,000	09/10/2023

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.

This Statement of Information was prepared on:

26/03/2024 13:17





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Property Type: Unit Agent Comments Indicative Selling Price \$530,000 - \$570,000 Median Unit Price December quarter 2023: \$567,500

Agent Comments

Comparable Properties



7/46 Hudson St COBURG 3058 (REI/VG)



Price: \$565,000 Method: Private Sale Date: 06/10/2023 Property Type: Townhouse (Res)



7/3 Mitchell Pde PASCOE VALE SOUTH 3044 Agent Comments (REI/VG)



Price: \$551,500 Method: Private Sale Date: 07/12/2023 Property Type: Villa

4/450 Bell St PASCOE VALE SOUTH 3044 (VG) Agent Comments



Price: \$550,000 Method: Sale Date: 09/10/2023 Property Type: Flat/Unit/Apartment (Res)

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