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

3/126 Rennie Street, Coburg Vic 3058

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$657,500	Pro	operty Type	Unit			Suburb	Coburg
Period - From	01/04/2023	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	6/11 Methven St COBURG 3058	\$732,500	22/04/2023
2	3/145a Sydney Rd COBURG 3058	\$680,000	30/03/2023
3	2/145a Sydney Rd COBURG 3058	\$660,000	29/07/2023

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:

17/08/2023 09:32









Property Type: Townhouse Agent Comments

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> Indicative Selling Price \$650,000 - \$700,000 Median Unit Price June quarter 2023: \$657,500

Comparable Properties



6/11 Methven St COBURG 3058 (REI/VG)



Price: \$732,500 Method: Auction Sale Date: 22/04/2023 Property Type: Townhouse (Res)

Agent Comments

Good comparable as both properties are modern two bed townhouses located in Coburg.



3/145a Sydney Rd COBURG 3058 (REI/VG)



Price: \$680,000 Method: Sold Before Auction Date: 30/03/2023 Property Type: Townhouse (Single)

Agent Comments

Great comparable as both properties are two bed, two bath townhouses with modern features.



2/145a Sydney Rd COBURG 3058 (REI)



Price: \$660,000 Method: Auction Sale Date: 29/07/2023 Property Type: Townhouse (Single)

Agent Comments

Great comparable as both properties are two bed, two bath townhouses with modern features located in the same suburb.

Account - Jellis Craig | P: 03 9387 5888



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