

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 consumer.vic.gov.au/underquoting

Range between \$650,000 & \$700,000

Median sale price

Median price \$657,500 Property Type Unit Suburb Coburg

Period - From 01/04/2023 to 30/06/2023 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.

	Address 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

Comparable Properties



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



Agent Comments

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

Price: \$732,500

Method: Auction Sale

Date: 22/04/2023

Property Type: Townhouse (Res)



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



Agent Comments

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

Price: \$680,000

Method: Sold Before Auction

Date: 30/03/2023

Property Type: Townhouse (Single)



2/145a Sydney Rd COBURG 3058 (REI)



Agent Comments

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

Price: \$660,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Single)