

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

3/53 Reynard Street, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000 & \$420,000

Median sale price

Median price \$542,500 Property Type Unit Suburb Coburg

Period - From 01/01/2024 to 31/03/2024 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	8/53 Reynard St COBURG 3058	\$420,000	22/05/2024
2	4/39-41 Blyth St BRUNSWICK 3056	\$418,000	04/03/2024
3	7/102 Moreland Rd BRUNSWICK 3056	\$405,000	06/02/2024

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:

10/07/2024 09:40



Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
March quarter 2024: \$542,500

Comparable Properties



8/53 Reynard St COBURG 3058 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 22/05/2024
Property Type: Unit
Land Size: 73 sqm approx



4/39-41 Blyth St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$418,000
Method: Private Sale
Date: 04/03/2024
Property Type: Unit
Land Size: 130 sqm approx



7/102 Moreland Rd BRUNSWICK 3056 (REI/VG) **Agent Comments**



Price: \$405,000
Method: Private Sale
Date: 06/02/2024
Property Type: Apartment

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