

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

9/166 REYNARD STREET COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,000

Property type

House

Suburb

Coburg

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

3/262 REYNARD STREET COBURG VIC 3058	\$662,000	31-Mar-23
3/117 MORELAND ROAD COBURG VIC 3058	\$631,000	29-Jul-23
2/27 GLADSTONE STREET COBURG VIC 3058	\$650,000	22-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 31 July 2023



3/262 REYNARD STREET COBURG VIC 3058

 2  2  1

Sold Price

\$662,000

Sold Date

31-Mar-23

Distance

0.52km



3/117 MORELAND ROAD COBURG VIC 3058

 2  1  1

Sold Price

^{RS} **\$631,000**

Sold Date

29-Jul-23

Distance

1.78km



2/27 GLADSTONE STREET COBURG VIC 3058

 2  1  1

Sold Price

^{RS} **\$650,000**

Sold Date

22-Jul-23

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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