

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

1/124 Rennie Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$615,500

House

Unit

X

Suburb

Coburg

Period - From

01/10/2017

to

31/12/2017

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	2/22 Loch St COBURG 3058	\$638,000	16/09/2017
2	60 Woiwung Cr COBURG 3058	\$631,000	02/09/2017
3	4/9 Blair St COBURG 3058	\$630,000	10/08/2017

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.



2 2 1

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median Unit Price
 December quarter 2017: \$615,500

Comparable Properties



2/22 Loch St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$638,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: Townhouse (Res)



60 Woiwuring Cr COBURG 3058 (REI)

Agent Comments

2 2 1

Price: \$631,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 55 sqm approx



4/9 Blair St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$630,000
Method: Sold Before Auction
Date: 10/08/2017
Rooms: -
Property Type: Townhouse (Res)