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	2/13 Rodney Avenue, Coburg North Vic 3058

Indicative selling price

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

Range between $660,000 & $726,000

Median sale price

Median price $643,000 Property Type Unit Suburb Coburg North

Period - From 01/10/2019 to 30/09/2020 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	1/37 Rodney Av COBURG NORTH 3058	$740,000	05/06/2020
2	3/16 Albert St COBURG NORTH 3058	$720,000	20/06/2020
3	40 Merbein St PASCOE VALE 3044	$685,000	15/10/2020

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: 31/10/2020 14:27

2/13 Rodney Avenue, Coburg North Vic 3058

The Realest Estate.

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Property Type:
Agent Comments

Indicative Selling Price
$660,000 - $726,000
Median Unit Price
Year ending September 2020: $643,000

Comparable Properties



1/37 Rodney Av COBURG NORTH 3058 (REI/VG)

3 2 2

Agent Comments

Price: $740,000
Method: Private Sale
Date: 05/06/2020
Rooms: 5
Property Type: Townhouse (Single)



3/16 Albert St COBURG NORTH 3058 (REI)

3 2 2

Agent Comments

Price: $720,000
Method: Auction Sale
Date: 20/06/2020
Property Type: Townhouse (Res)
Land Size: 220 sqm approx



40 Merbein St PASCOE VALE 3044 (REI)

3 2 2

Agent Comments

Price: $685,000
Method: Private Sale
Date: 15/10/2020
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 183 sqm approx

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.