

## 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

9/27 The Grove Coburg VIC 3058

### Indicative selling price

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

Single Price

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Coburg

Period-from

01 Dec 2020

to

30 Nov 2021

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

16/27 The Grove Coburg VIC 3058	\$363,000	14-May-21
1/183 Moreland Road Coburg VIC 3058	\$377,500	27-Feb-21
2/183 Moreland Road Coburg VIC 3058	\$335,000	14-Apr-21

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: 08 December 2021



**16/27 The Grove Coburg VIC 3058** Sold Price **\$363,000** Sold Date **14-May-21**

 1  1  -

Distance -



**1/183 Moreland Road Coburg VIC 3058** Sold Price **\$377,500** Sold Date **27-Feb-21**

 1  1  1

Distance **0.58km**



**2/183 Moreland Road Coburg VIC 3058** Sold Price **\$335,000** Sold Date **14-Apr-21**

 1  1  1

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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