

# 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

3/61 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)

Range between \$670,000 & \$720,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Coburg

Period - From 01/04/2022 to 30/06/2022 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	5/22 De Carle St BRUNSWICK 3056	\$732,500	07/04/2022
2	2/104 Normanby Av THORNBURY 3071	\$695,000	09/04/2022
3	2/78 The Grove COBURG 3058	\$690,000	16/09/2022

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:

27/09/2022 13:35

3/61 The Grove, Coburg Vic 3058



2 1 1

**Property Type:** Villa

Agent Comments

**Indicative Selling Price**

\$670,000 - \$720,000

**Median Unit Price**

June quarter 2022: \$650,000

## Comparable Properties

5/22 De Carle St BRUNSWICK 3056 (VG)

Agent Comments

2 - -

**Price:** \$732,500

**Method:** Sale

**Date:** 07/04/2022

**Property Type:** Villa



2/104 Normanby Av THORBURY 3071  
(REI/VG)

Agent Comments

2 1 1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 09/04/2022

**Property Type:** Unit

2/78 The Grove COBURG 3058 (REI)

Agent Comments

2 1 1

**Price:** \$690,000

**Method:** Private Sale

**Date:** 16/09/2022

**Property Type:** Villa

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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