# 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

29 Darlington Grove Coburg VIC 3058

#### Indicative selling price

Period-from

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

Single Price		or rang betwee	- 51 100 000	&	\$1,200,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$1,095,000	Property type	House	Suburb	Coburg		

30 Apr 2021

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 May 2020

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.

to

Address of comparable property	Price	Date of sale
21 Wolseley Street Coburg VIC 3058	\$1,200,000	20-Dec-20
9 Stock Street Coburg VIC 3058	\$1,119,000	19-Jan-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: 06 May 2021



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consumer.vic.gov.au



\$1,119,000 Sold Date 19-Jan-21

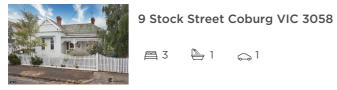
Distance

1.68km



Distance	1.03km
	Distance

Sold Price



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**RS** = Recent sale UN = Undisclosed Sale

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