

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	35 Grassland Avenue, Coburg Vic 3058
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$628,000

Median sale price

Median price	\$615,000	Hou	se	Unit	Х	Suburb	Coburg
Period - From	01/07/2018	to	30/09/2018		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		
3		

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.

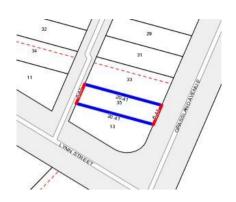
Account - Woodards | P: 03 9480 1277 | F: 03 9480 5927





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Property Type: Land Land Size: 131 sqm approx

Agent Comments

Indicative Selling Price \$628,000 Median Unit Price September quarter 2018: \$615,000

Comparable Properties



34 Woiwurung Cr COBURG 3058 (REI/VG)

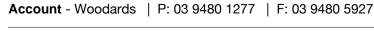
1 2 **1** 2 **1** 1

Price: \$617,500 Method: Auction Sale Date: 14/07/2018

Rooms: 4

Property Type: Townhouse (Res) **Land Size:** 1944 sqm approx

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.





Agent Comments