

## 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

2/2 Willow 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,615

Property type

Unit

Suburb

Coburg

Period-from

01 Feb 2020

to

31 Jan 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

3/88 Munro Street Coburg VIC 3058	\$600,000	15-Oct-20
8/3 Balloan Street Coburg VIC 3058	\$527,500	06-Feb-21
3/78 The Grove Coburg VIC 3058	\$575,000	31-Dec-20

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: 22 February 2021



### 3/88 Munro Street Coburg VIC 3058

2 1 1

Sold Price **\$600,000** Sold Date **15-Oct-20**

Distance **0.68km**



### 8/3 Balloan Street Coburg VIC 3058

2 1 1

Sold Price <sup>RS</sup> **\$527,500** Sold Date **06-Feb-21**

Distance **1.15km**



### 3/78 The Grove Coburg VIC 3058

2 1 1

Sold Price **\$575,000** Sold Date **31-Dec-20**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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