

## 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

16/27 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

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,730

Property type

Unit

Suburb

Coburg

Period-from

01 Apr 2020

to

31 Mar 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

3/9 The Grove Coburg VIC 3058	\$350,000	12-Mar-20
1/183 Moreland Road Coburg VIC 3058	\$377,500	27-Feb-21
5/44 Munro Street Coburg VIC 3058	\$343,000	03-Jul-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: 26 April 2021

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**3/9 The Grove Coburg VIC 3058**

Sold Price

**\$350,000**

Sold Date

**12-Mar-20**

1

1

1

Distance

**0.22km****1/183 Moreland Road Coburg VIC 3058**

Sold Price

<sup>RS</sup> **\$377,500**

Sold Date

**27-Feb-21**

1

1

1

Distance

**0.58km****5/44 Munro Street Coburg VIC 3058**

Sold Price

**\$343,000**

Sold Date

**03-Jul-20**

1

1

1

Distance

**0.96km****9/6 McKay Street Coburg VIC 3058**

Sold Price

**\$330,000**

Sold Date

**30-Jun-20**

1

1

1

Distance

**1.28km**

RS = Recent sale

UN = Undisclosed Sale

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