

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

14/27 THE GROVE COBURG VIC 3058

Indicative selling price

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

Single Price

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jun 2022

to

31 May 2023

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

16/203 NICHOLSON STREET COBURG VIC 3058	\$420,000	24-Feb-23
12/23 BAXTER STREET COBURG VIC 3058	\$420,500	03-Jun-23

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: 20 June 2023

**16/203 NICHOLSON STREET
COBURG VIC 3058**

2 1 1

Sold Price

\$420,000

Sold Date

24-Feb-23

Distance

1.2km**12/23 BAXTER STREET COBURG
VIC 3058**

2 1 1

Sold Price

^{RS} **\$420,500**

Sold Date

03-Jun-23

Distance

0.71km**RS** = Recent sale**UN** = Undisclosed Sale

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