

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

6/51 The Grove, Coburg 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$600,000

or range between

&

### Median sale price

Median price \$481,000

\*House

\*unit x

Suburb  
or locality Coburg

Period - From September 2016

to August 2017

Source Core Logic RP Data

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property in the last 6 months.

Address of comparable property	Price	Date of sale
1. 3/7 Dare Street Coburg	\$650,000	15/6/17
2. 1/115 Harding Street Coburg	\$590,000	20/5/17
3. 4/34 Gladstone Street Coburg	\$650,000	29/4/17