

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

3/46 The Grove, Coburg Vic 3058

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Coburg

Period - From 01/01/2025

to 31/03/2025

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	2/32 Liverpool St COBURG 3058	\$590,000	26/03/2025
2	1/76 The Grove COBURG 3058	\$618,000	17/03/2025
3	3/93 Donald St BRUNSWICK 3056	\$615,000	10/11/2024

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.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

March quarter 2025: \$650,000



2 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



2/32 Liverpool St COBURG 3058 (REI/VG)

Agent Comments

2 1 -

Price: \$590,000

Method: Private Sale

Date: 26/03/2025

Property Type: Villa

Land Size: 66 sqm approx



1/76 The Grove COBURG 3058 (REI)

Agent Comments

2 1 -

Price: \$618,000

Method: Sold Before Auction

Date: 17/03/2025

Property Type: Unit



3/93 Donald St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 10/11/2024

Property Type: Villa

Account - Whitefox Real Estate | P: 96459699



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