

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

2/48 The Grove, Coburg Vic 3058

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$657,500 Property Type Unit Suburb Coburg

Period - From 01/04/2023 to 30/06/2023 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	4/48 The Grove COBURG 3058	\$763,000	10/06/2023
2	2/27 Gladstone St COBURG 3058	\$650,000	22/07/2023
3	2/9 Rennie St THORNBURY 3071	\$614,000	06/05/2023

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:

02/08/2023 11:24



Rooms: 4

Property Type: Flat

Land Size: 841.54 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

June quarter 2023: \$657,500

Comparable Properties



4/48 The Grove COBURG 3058 (REI)

Agent Comments



Price: \$763,000

Method: Auction Sale

Date: 10/06/2023

Property Type: Villa



2/27 Gladstone St COBURG 3058 (REI)

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Unit



2/9 Rennie St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$614,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Unit

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