

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

29 The Grove, Coburg Vic 3058

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,286,000 Property Type House Suburb Coburg

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

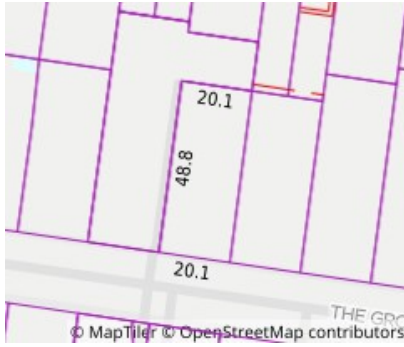
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	56 Blyth St BRUNSWICK 3056	\$2,462,000	16/09/2023
2	58 De Carle St BRUNSWICK 3056	\$2,410,000	14/10/2023
3			

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: 07/02/2024 12:11



Property Type:

Agent Comments

Comparable Properties



56 Blyth St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$2,462,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 853 sqm approx



58 De Carle St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$2,410,000

Method: Sold Before Auction

Date: 14/10/2023

Property Type: House (Res)

Land Size: 1097 sqm approx

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.