

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 3/61 The Grove, Coburg Vic 3058

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$615,500 House Unit X Suburb Coburg

Period - From 01/10/2017 to 31/12/2017 Source REIV

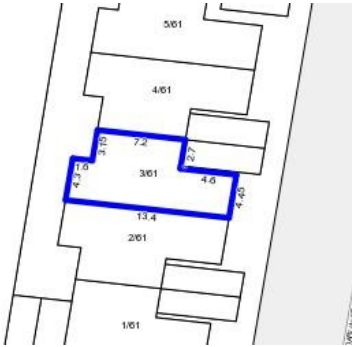
Comparable property sales (*Delete A or B below as applicable)

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	6/51 The Grove COBURG 3058	\$666,500	07/10/2017
2	3/184 Normanby Av THORNBURY 3071	\$665,000	28/11/2017
3	1/93 Harding St COBURG 3058	\$642,000	07/11/2017

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.



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Rooms: 4
Property Type: Townhouse (Single)
 Agent Comments

Indicative Selling Price
 \$650,000
Median Unit Price
 December quarter 2017: \$615,500

Comparable Properties



6/51 The Grove COBURG 3058 (REI/VG)

Agent Comments

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Price: \$666,500
Method: Auction Sale
Date: 07/10/2017
Rooms: 4
Property Type: Unit



3/184 Normanby Av THORBURY 3071 (REI/VG)

Agent Comments

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Price: \$665,000
Method: Sold Before Auction
Date: 28/11/2017
Rooms: -
Property Type: Villa

1/93 Harding St COBURG 3058 (VG)

Agent Comments

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Price: \$642,000
Method: Sale
Date: 07/11/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)