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	68 The Grove, Coburg Vic 3058

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $1,184,500 Property Type House Suburb Coburg

Period - From 01/07/2022 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.

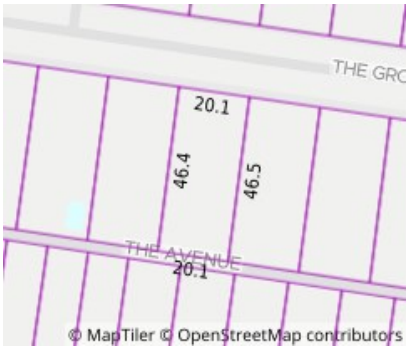
	Address of comparable property	Price	Date of sale
1	192 Blyth St BRUNSWICK EAST 3057	$1,830,000	05/06/2023
2	18 Roberts St BRUNSWICK EAST 3057	$1,735,000	18/06/2023
3	77 Shaftsbury St COBURG 3058	$1,730,000	11/07/2023

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: 16/08/2023 15:13

68 The Grove, Coburg Vic 3058



3 1 3

Property Type:
Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
Year ending June 2023: $1,184,500

Comparable Properties



192 Blyth St BRUNSWICK EAST 3057 (REI)

3 1 2

Agent Comments

Price: $1,830,000
Method: Sold Before Auction
Date: 05/06/2023
Property Type: House (Res)
Land Size: 812 sqm approx



18 Roberts St BRUNSWICK EAST 3057 (REI)

5 2 2

Agent Comments

Price: $1,735,000
Method: Sold Before Auction
Date: 18/06/2023
Property Type: House (Res)
Land Size: 445 sqm approx



77 Shaftsbury St COBURG 3058 (REI)

3 2 3

Agent Comments

Price: $1,730,000
Method: Private Sale
Date: 11/07/2023
Property Type: House
Land Size: 724 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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