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	38 Shore Grove, Coburg North Vic 3058

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,063,500 Property Type House Suburb Coburg North

Period - From 08/10/2023 to 07/10/2024 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	26 Claremont St COBURG NORTH 3058	$1,400,000	10/08/2024
2	29 May St COBURG 3058	$1,500,000	14/05/2024
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: 08/10/2024 16:58

38 Shore Grove, Coburg North Vic 3058

Nelson Alexander



3 1 2

Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
08/10/2023 - 07/10/2024: $1,063,500

Comparable Properties



26 Claremont St COBURG NORTH 3058 (REI)

4 1 4

Price: $1,400,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 756 sqm approx

Agent Comments



29 May St COBURG 3058 (VG)

3 - -

Price: $1,500,000
Method: Sale
Date: 14/05/2024
Property Type: House (Res)
Land Size: 399 sqm approx

Agent Comments

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.

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE

propertydata .com.au

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