

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

1 & 2/15a Darlington Grove, Coburg 3058

Indicative selling price

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

Single price \$1,200,000 or range between &

Median sale price

Median price \$581,730 *House *unit x Suburb or locality Coburg

Period - From 1 May 2020 to 30 April 2021 Source Core Logic RP Data

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

Address of comparable property	Price	Date of sale
1. 51a Victoria St, Coburg	\$1,100,000	27/11/20

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Property offered for sale

Address including suburb and postcode

3 & 4/15a Darlington Grove, Coburg 3058

Indicative selling price

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

Single price \$750,000 or range between &

Median sale price

Median price \$581,730 *House *unit x Suburb or locality Coburg

Period - From 1 May 2020 to 30 April 2021 Source Core Logic RP Data

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

Address of comparable property	Price	Date of sale
1. 5/143 Moreland Road, Coburg	\$740,000	24/4/21
2. 1 /4 Blair Street, Coburg	\$700,000	29/3/21