

# 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

22 Wattle Grove, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,540,000

### Median sale price

Median price \$1,225,000 Property Type House Suburb Coburg

Period - From 01/01/2023 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	10 Ferry Cr BRUNSWICK WEST 3055	\$1,500,000	23/03/2024
2	2 Glengyle St COBURG 3058	\$1,400,000	16/09/2023
3	39 Walsh St COBURG 3058	\$1,395,000	07/10/2023

**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:

28/03/2024 11:26



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**Property Type:** House  
**Land Size:** 565 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000 - \$1,540,000  
**Median House Price**  
 Year ending December 2023: \$1,225,000

## Comparable Properties



10 Ferry Cr BRUNSWICK WEST 3055 (REI)

Agent Comments

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**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 635 sqm approx



2 Glengyle St COBURG 3058 (REI/VG)

Agent Comments

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**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 419 sqm approx



39 Walsh St COBURG 3058 (REI/VG)

Agent Comments

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**Price:** \$1,395,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)  
**Land Size:** 455 sqm approx

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