

203/19 Pentridge Boulevard, Coburg Vic 3058



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$365,000
Median House Price
 Year ending December 2021:
 \$710,000

Comparable Properties



206C/1 Manna Gum Court, Coburg 3058 (REI)

1 Bed 1 Bath 1 Car
Price: \$345,000
Method: Private Sale
Date: 04/02/2022
Property Type: Apartment
Agent Comments: Modern one bedroom apartment in the Pentridge precinct. Inferior location and block.



4/807 Sydney Road, Coburg North 3058 (REI)

1 Bed 1 Bath 1 Car
Price: \$330,000
Method: Private Sale
Date: 28/01/2022
Property Type: Apartment
Agent Comments: Inferior location on main road.



5/767-769 Sydney Road, Coburg North 3058 (REI)

1 Bed 1 Bath 1 Car
Price: \$320,000
Method: Sold Before Auction
Date: 24/02/2022
Property Type: Apartment
Agent Comments: Ground floor modern apartment with courtyard, inferior location.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

203/19 Pentridge Boulevard, Coburg Vic 3058

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$710,000

Unit

x

Suburb

Coburg

Period - From

01/01/2021

to

31/12/2021

Source

REIV

Comparable property sales

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
206C/1 Manna Gum Court, COBURG 3058	\$345,000	04/02/2022
4/807 Sydney Road, COBURG NORTH 3058	\$330,000	28/01/2022
5/767-769 Sydney Road, COBURG NORTH 3058	\$320,000	24/02/2022

This Statement of Information was prepared on:

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