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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.

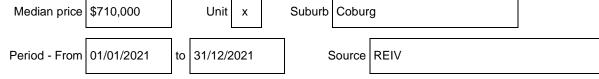
Statement of Information

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 Iocality 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



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:

24/03/2022 13:35



This guide must not be taken as legal advice.