

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

143 Barrow Street, Coburg Vic 3058

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$755,500 Property Type Townhouse Suburb Coburg

Period - From 03/09/2020 to 02/09/2021 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	49/35-45 Pentridge Blvd, Coburg, Vic 3058, Australia	\$840,000	29/07/2021
2	8/35-45 Pentridge Blvd, Coburg, Vic 3058, Australia	\$895,000	23/06/2021
3	187 Urquhart St COBURG 3058	\$875,000	24/04/2021

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:

03/09/2021 12:13



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median Townhouse Price
03/09/2020 - 02/09/2021: \$755,500

Comparable Properties

49/35-45 Pentridge Blvd, Coburg, Vic 3058, Australia (REI) Agent Comments



Price: \$840,000
Method:
Date: 29/07/2021
Property Type: Townhouse (Single)

8/35-45 Pentridge Blvd, Coburg, Vic 3058, Australia (REI) Agent Comments



Price: \$895,000
Method:
Date: 23/06/2021
Property Type: Townhouse (Single)



187 Urquhart St COBURG 3058 (REI/VG) Agent Comments



Price: \$875,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Townhouse (Res)
Land Size: 157 sqm approx