## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$920,000			
Median sale p	rice							
Median price	\$755,500	Pro	operty Type	Tow	nhouse		Suburb	Coburg
Period - From	03/09/2020	to	02/09/2021		So	urce	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.

Ado	dress 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





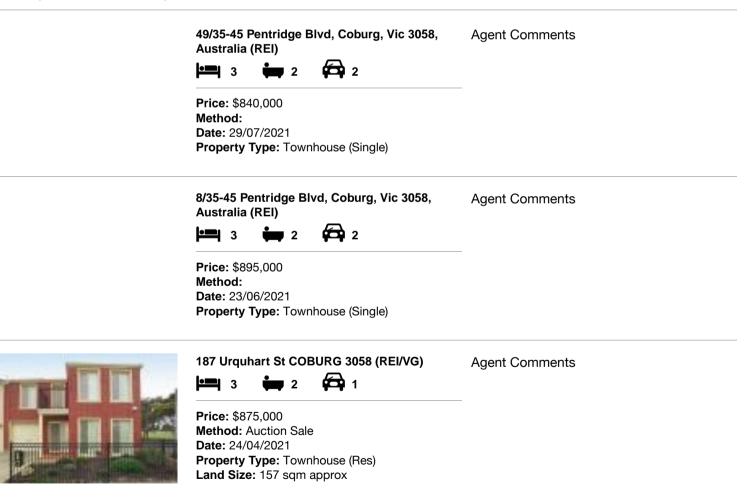
Michael Tomadakis 0431 922 009 mtomadakis@bigginscott.com.au





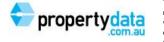
**Property Type:** Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median Townhouse Price 03/09/2020 - 02/09/2021: \$755.500

# **Comparable Properties**



#### Account - Biggin & Scott | P: 03 9489 5777 | F: 03 9489 5788





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