

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

A206/21 PENTRIDGE BOULEVARD COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,999

Property type

Unit

Suburb

Coburg

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 1004A/21 PENTRIDGE BOULEVARD COBURG VIC 3058 | \$639,000 | 07-Dec-22 |
| 3/145A SYDNEY ROAD COBURG VIC 3058 | \$680,000 | 30-Mar-23 |
| 18/136-144 BELL STREET COBURG VIC 3058 | \$561,420 | 14-Apr-23 |

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 6 months.

This Statement of Information was prepared on: 17 April 2023



1004A/21 PENTRIDGE BOULEVARD Sold Price
COBURG VIC 3058

\$639,000 Sold Date **07-Dec-22**

2 2 1

Distance **0.04km**



3/145A SYDNEY ROAD COBURG
VIC 3058

Sold Price

^{RS} **\$680,000** Sold Date **30-Mar-23**

2 2 1

Distance **1.55km**



18/136-144 BELL STREET COBURG Sold Price
VIC 3058

^{RS} **\$561,420** Sold Date **14-Apr-23**

2 2 1

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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