



STATEMENT OF INFORMATION

16/767-769 SYDNEY ROAD, COBURG NORTH, VIC 3058 PREPARED BY SURINDER SARAIN, WESTSIDE REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16/767-769 SYDNEY ROAD, COBURG







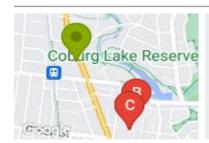
Indicative Selling Price

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

Single Price: \$300,000

Provided by: Surinder Sarain, Westside Real Estate

MEDIAN SALE PRICE



COBURG NORTH, VIC, 3058

Suburb Median Sale Price (Unit)

\$770,000

01 January 2023 to 31 December 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



215/19 PENTRIDGE BVD, COBURG, VIC 3058







Sale Price

\$282,000

Sale Date: 11/12/2023

Distance from Property: 600m





10/21 PENTRIDGE BVD, COBURG, VIC 3058







Sale Price

*\$455,000

Sale Date: 06/12/2023

Distance from Property: 559m





303/19 PENTRIDGE BVD, COBURG, VIC 3058







Sale Price

\$391,000

Sale Date: 17/10/2023

Distance from Property: 600m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Add	ress
Including	suburb	and
	posto	ode

16/767-769 SYDNEY ROAD, COBURG NORTH, VIC 3058

Indicative selling price

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Single Price:	\$300,000

Median sale price

Median price	\$770,000	Property type	Unit		Suburb	COBURG NORTH
Period	01 January 2023 to 31 December 2023		Source	p		ricefinder

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
215/19 PENTRIDGE BVD, COBURG, VIC 3058	\$282,000	11/12/2023
10/21 PENTRIDGE BVD, COBURG, VIC 3058	*\$455,000	06/12/2023
303/19 PENTRIDGE BVD, COBURG, VIC 3058	\$391,000	17/10/2023

This Statement of Information was prepared on:

19/02/2024

