

## 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

220/19 Pentridge Boulevard Coburg VIC 3058

### Indicative selling price

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

Single Price

\$288,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Coburg

Period-from

01 Nov 2018

to

31 Oct 2019

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 107/19 Pentridge Boulevard Coburg VIC 3058 | \$340,000 | 24-Jul-18 |
| 204/19 Pentridge Boulevard Coburg VIC 3058 | \$342,000 | 20-Jun-19 |
| 210/19 Pentridge Boulevard Coburg VIC 3058 | \$380,000 | 09-Jul-18 |

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: 20 November 2019



**107/19 Pentridge Boulevard Coburg VIC 3058** Sold Price **\$340,000** Sold Date **24-Jul-18**

 1 
  1 
  1

Distance -



**204/19 Pentridge Boulevard Coburg VIC 3058** Sold Price **\$342,000** Sold Date **20-Jun-19**

 1 
  1 
  1

Distance -



**210/19 Pentridge Boulevard Coburg VIC 3058** Sold Price **\$380,000** Sold Date **09-Jul-18**

 1 
  1 
  1

Distance -

RS = Recent sale      UN = Undisclosed Sale

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