

## 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

38/35-45 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

\$925,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$538,750

Property type

Unit

Suburb

Coburg

Period-from

01 May 2019

to

30 Apr 2020

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

2/74 Tinning Street Brunswick VIC 3056	\$1,081,000	03-Jan-19
5/61-63 Brunswick Road Brunswick East VIC 3057	\$1,101,000	19-Sep-19

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.

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**2/74 Tinning Street Brunswick VIC 3056**

Sold Price

**\$1,081,000**

Sold Date

**03-Jan-19**

3 3 2

Distance

**2.42km**



**5/61-63 Brunswick Road Brunswick East VIC 3057**

Sold Price

**\$1,101,000**

Sold Date

**19-Sep-19**

3 3 2

Distance

**4.24km**

RS = Recent sale

UN = Undisclosed Sale

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