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

43 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	\$770,000	&	\$820,000
Median sale price (*Delete house or unit as ap	plicable)					
Median Price	\$580,500	Prop	roperty type Unit		Suburb	Coburg
Period-from	01 Apr 2023	to	31 Mar 202	4 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.

Price	Date of sale
\$797,500	07-Mar-24

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.

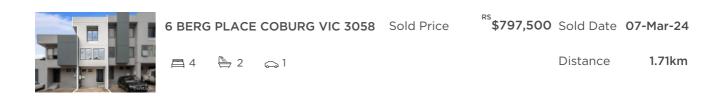
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RS = Recent sale UN = Undisclosed Sale

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