# 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.

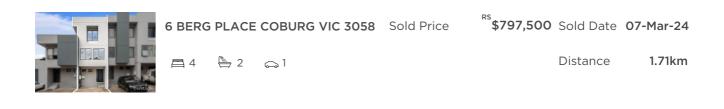
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Ben Calcagno M 0431318628 E ben.c@barryplant.com.au



#### RS = Recent sale UN = Undisclosed Sale

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