

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

306A/21 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

\$597,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Coburg

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

109/5 WARDENS WALK COBURG VIC 3058	\$590,000	16-Oct-24
304A/21 PENTRIDGE BOULEVARD COBURG VIC 3058	\$580,000	04-Oct-23
4/206 GAFFNEY STREET PASCOE VALE VIC 3044	\$599,000	27-Jun-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19 November 2024

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**109/5 WARDENS WALK COBURG  
 VIC 3058**

 2  2  1

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date

**16-Oct-24**

Distance

**0.19km**



**304A/21 PENTRIDGE BOULEVARD  
 COBURG VIC 3058**

 2  2  1

Sold Price

**\$580,000**

Sold Date

**04-Oct-23**

Distance

**0km**



**4/206 GAFFNEY STREET PASCOE  
 VALE VIC 3044**

 2  2  1

Sold Price

**\$599,000**

Sold Date

**27-Jun-23**

Distance

**1.93km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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