

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

105c/1 Manna Gum Court, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$490,000

Median sale price

Median price \$542,500 Property Type Unit Suburb Coburg

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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
1	503/146 Bell St COBURG 3058	\$470,000	22/12/2023
2	303A/41-43 Stockade Av COBURG 3058	\$470,000	05/03/2024
3	505/146 Bell St COBURG 3058	\$460,000	16/03/2024

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 six months.~~

This Statement of Information was prepared on:

23/04/2024 12:06



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

March quarter 2024: \$542,500

Comparable Properties



503/146 Bell St COBURG 3058 (REI/VG)

Agent Comments

 2  2  1

Price: \$470,000

Method: Private Sale

Date: 22/12/2023

Property Type: Apartment



303A/41-43 Stockade Av COBURG 3058 (REI)

Agent Comments

 2  2  1

Price: \$470,000

Method: Private Sale

Date: 05/03/2024

Property Type: Unit



505/146 Bell St COBURG 3058 (REI)

Agent Comments

 2  2  1

Price: \$460,000

Method: Private Sale

Date: 16/03/2024

Property Type: Apartment