

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

Manly Court Coburg North 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

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$674,300

Property type

Unit

Suburb

Coburg North

Period-from

01 Oct 2020

to

30 Sep 2021

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

41 Mathieson Street Coburg North VIC 3058	-	08-Oct-21
99 Spectrum Way Coburg North VIC 3058	\$895,300	02-Oct-21
3/59 Lincoln Avenue Coburg North VIC 3058	\$850,000	27-Aug-21

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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**41 Mathieson Street Coburg North
VIC 3058**

3 1 2

Sold Price

^{RS} - Sold Date **08-Oct-21**

Distance **0.07km**



**99 Spectrum Way Coburg North
VIC 3058**

3 2 2

Sold Price

^{RS} **\$895,300** ^{UN} Sold Date **02-Oct-21**

Distance **1.25km**



**3/59 Lincoln Avenue Coburg North
VIC 3058**

3 1 2

Sold Price

\$850,000 Sold Date **27-Aug-21**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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