

101A/1 Manna Gum Court, Coburg Vic 3058



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$359,000

Median House Price

Year ending March 2022: \$680,000

Comparable Properties



206C/1 Manna Gum Court, Coburg 3058 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$345,000

Method: Private Sale

Date: 04/02/2022

Property Type: Apartment

Agent Comments: Located in the same development, building C.



105B/41-43 Stockade Avenue, Coburg 3058 (REI)

1 Bed 1 Bath 1 Car

Price: \$317,000

Method: Private Sale

Date: 16/02/2022

Property Type: Apartment

Agent Comments: Inferior size and development, located on the southern side of Pentridge.



102B/41-43 Stockade Avenue, Coburg 3058 (REI)

1 Bed 1 Bath 1 Car

Price: \$300,000

Method: Private Sale

Date: 07/01/2022

Property Type: Apartment

Agent Comments: Inferior size and development, located on the southern side of Pentridge.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

101A/1 Manna Gum Court, Coburg Vic 3058

Indicative selling price

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

Single price

\$359,000

Median sale price

Median price

\$680,0000

Unit

x

Suburb

Coburg

Period - From

01/04/2021

to

31/03/2022

Source

REIV

Comparable property sales

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
206C/1 Manna Gum Court, COBURG 3058	\$345,000	04/02/2022
105B/41-43 Stockade Avenue, COBURG 3058	\$317,000	16/02/2022
102B/41-43 Stockade Avenue, COBURG 3058	\$300,000	07/01/2022

This Statement of Information was prepared on:

15/04/2022 09:14