

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

101B/1 Manna Gum Court, Coburg Vic 3058

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$627,500 Property Type Unit Suburb Coburg

Period - From 01/10/2019 to 31/12/2019 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	2/1 Stockade Av COBURG 3058	\$356,000	27/10/2019
2	404A/41-43 Stockade Av COBURG 3058	\$345,100	01/11/2019
3	203/51-53 Gaffney St COBURG 3058	\$312,000	23/11/2019

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:

06/02/2020 11:46

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Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

December quarter 2019: \$627,500



Property Type: Apartment

Agent Comments

Comparable Properties



2/1 Stockade Av COBURG 3058 (REI)

Agent Comments



Price: \$356,000

Method: Private Sale

Date: 27/10/2019

Property Type: Apartment



404A/41-43 Stockade Av COBURG 3058 (REI)

Agent Comments



Price: \$345,100

Method: Private Sale

Date: 01/11/2019

Property Type: Apartment



203/51-53 Gaffney St COBURG 3058 (REI)

Agent Comments



Price: \$312,000

Method: Private Sale

Date: 23/11/2019

Property Type: Apartment