

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

1/10 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

\$625,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Coburg North

Period-from

01 May 2021

to

30 Apr 2022

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

3/2 MANLY COURT COBURG NORTH VIC 3058	\$695,000	23-Sep-21
2/20 LORENSEN AVENUE COBURG NORTH VIC 3058	\$645,000	05-Jan-22
25 IDA STREET COBURG NORTH VIC 3058	\$620,000	27-Oct-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.~~

This Statement of Information was prepared on: 27 May 2022



**3/2 MANLY COURT COBURG
NORTH VIC 3058**

 2  2  1

Sold Price **\$695,000** Sold Date **23-Sep-21**

Distance **0.07km**



**2/20 LORENSEN AVENUE COBURG
NORTH VIC 3058**

 2  1  1

Sold Price **\$645,000** Sold Date **05-Jan-22**

Distance **0.82km**



**25 IDA STREET COBURG NORTH
VIC 3058**

 2  1  1

Sold Price **\$620,000** Sold Date **27-Oct-21**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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