

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

3/2 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

\$709,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,500

Property type

Unit

Suburb

Coburg North

Period-from

01 Aug 2020

to

31 Jul 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

1/28 Lorensen Avenue Coburg North VIC 3058	\$710,000	22-Feb-21
23 Aperture Street Coburg North VIC 3058	\$687,000	12-Apr-21
52 Camera Walk Coburg North VIC 3058	\$692,000	30-Jun-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: 22 August 2021

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1/28 Lorensen Avenue Coburg North VIC 3058

2 2 1

Sold Price **\$710,000** Sold Date **22-Feb-21**

Distance **0.82km**

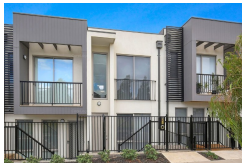


23 Aperture Street Coburg North VIC 3058

2 2 1

Sold Price **\$687,000** Sold Date **12-Apr-21**

Distance **1.36km**



52 Camera Walk Coburg North VIC 3058

2 2 1

Sold Price ^{RS} **\$692,000** Sold Date **30-Jun-21**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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