## 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

105b/1 Manna Gum Court, Coburg Vic 3058

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$480,000		&		\$500,000			
Median sale pi	rice							
Median price	\$509,840	Pro	operty Type	Unit			Suburb	Coburg
Period - From	23/09/2020	to	22/09/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	G01/146 Bell St COBURG 3058	\$500,000	10/09/2021
2	3/1 Kaye Ct COBURG 3058	\$497,500	26/05/2021
3	2/761 Sydney Rd COBURG NORTH 3058	\$483,000	01/05/2021

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:

23/09/2021 10:50







**Property Type:** Flat/Unit/Apartment (Res) Agent Comments

**Indicative Selling Price** \$480,000 - \$500,000 **Median Unit Price** 23/09/2020 - 22/09/2021: \$509,840

Agent Comments

Agent Comments

# **Comparable Properties**



G01/146 Bell St COBURG 3058 (REI) **1** 

2

Price: \$500,000 Method: Private Sale Date: 10/09/2021 Property Type: Apartment

3/1 Kaye Ct COBURG 3058 (REI/VG)



1

Price: \$497,500 Method: Private Sale Date: 26/05/2021 Property Type: Apartment

2/761 Sydney Rd COBURG NORTH 3058 (REI) Agent Comments



Price: \$483.000 Method: Auction Sale Date: 01/05/2021 Property Type: Townhouse (Res)

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.