

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$500,000

### Median sale price

Median price \$509,840 Property Type Unit Suburb Coburg

Period - From 23/09/2020 to 22/09/2021 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	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

## Comparable Properties



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

Agent Comments



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



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

Agent Comments



**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)