

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

203/5 Wardens Walk Coburg 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

\$440,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jan 2019

to

31 Dec 2019

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

302A/1 Manna Gum Court Coburg VIC 3058	\$471,000	20-Sep-19
304A/1 Manna Gum Court Coburg VIC 3058	\$451,000	17-Jul-19
305A/1 Manna Gum Court Coburg VIC 3058	\$468,000	12-Sep-19

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: 06 January 2020



**302A/1 Manna Gum Court Coburg
VIC 3058**

Sold Price **\$471,000** Sold Date **20-Sep-19**

 2  2  1

Distance **0.72km**



**304A/1 Manna Gum Court Coburg
VIC 3058**

Sold Price **\$451,000** Sold Date **17-Jul-19**

 2  2  1

Distance **0.72km**



**305A/1 Manna Gum Court Coburg
VIC 3058**

Sold Price **\$468,000** Sold Date **12-Sep-19**

 2  2  1

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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