

## 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

202A/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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,730

Property type

Unit

Suburb

Coburg

Period-from

01 May 2020

to

30 Apr 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

303A/1 Manna Gum Court Coburg VIC 3058	\$350,000	25-Feb-21
204C/1 Manna Gum Court Coburg VIC 3058	\$376,500	02-Nov-20

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: 14 May 2021

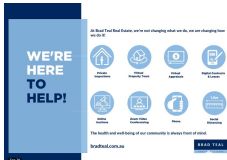


**303A/1 Manna Gum Court Coburg  
VIC 3058**

Sold Price **\$350,000** Sold Date **25-Feb-21**

 1  1  1

Distance -



**204C/1 Manna Gum Court Coburg  
VIC 3058**

Sold Price **\$376,500** Sold Date **02-Nov-20**

 1  1  1

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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