

## 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

20 Quarry Circuit, 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 \$335,000

&amp;

\$355,000

**Median sale price**

Median price \$590,000

House

Unit

X

Suburb Coburg

Period - From 01/10/2018

to

31/12/2018

Source REIV

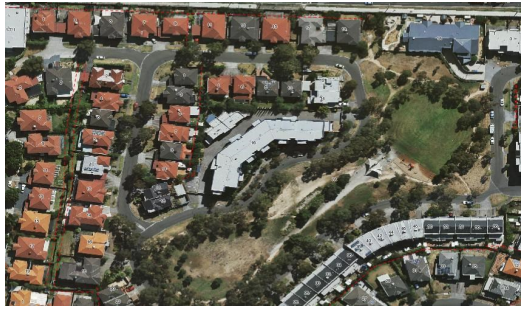
**Comparable property sales (\*Delete A or B below as applicable)**

- 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	3B/1 Manna Gum Ct COBURG 3058	\$385,000	06/12/2018
2	7C/1 Manna Gum Ct COBURG 3058	\$370,000	15/10/2018
3	8/3 Wardens Wik COBURG 3058	\$350,000	29/08/2018

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.



 1  1  1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$335,000 - \$355,000

**Median Unit Price**

December quarter 2018: \$590,000

## Comparable Properties



**3B/1 Manna Gum Ct COBURG 3058 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$385,000

**Method:** Private Sale

**Date:** 06/12/2018

**Rooms:** -

**Property Type:** Apartment



**7C/1 Manna Gum Ct COBURG 3058 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$370,000

**Method:** Private Sale

**Date:** 15/10/2018

**Rooms:** -

**Property Type:** Flat

**Land Size:** 5551 sqm approx



**8/3 Wardens Wlk COBURG 3058 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$350,000

**Method:** Private Sale

**Date:** 29/08/2018

**Rooms:** 2

**Property Type:** Apartment