104A/1 Manna Gum Court, Coburg Vic 3058



1 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$340,000 - \$360,000 Median House Price Year ending March 2024: \$579,500

Comparable Properties



206/146 Bell Street, Coburg 3058 (REI/VG)

1 Bed 1 Bath 1 Car Price: \$350,000 Method: Private Sale Date: 01/02/2024

Property Type: Apartment

Agent Comments: Comparable one bedroom

accommodation with a balcony



17/3 Wardens Walk, Coburg 3058 (VG)

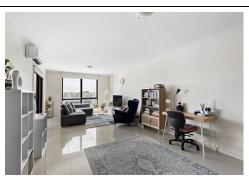
1 Bed 1 Bath 1 Car Price: \$340,000 Method: Sale Date: 12/03/2024

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments: Comparable one bedroom

accommodation with a balcony



304A/41-43 Stockade Avenue, Coburg 3058 (REI)

1 Bed 1 Bath 1 Car Price: \$340,000 Method: Private Sale Date: 27/03/2024

Property Type: Apartment

Agent Comments: Located within Pentridge development.

Comparable accommodation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered	for sale	
Address Including suburb or locality and postcode	104A/1 Manna Gum Court, Coburg Vic 3058	
Indicative selling For the meaning of this pr	g price rice see consumer.vic.gov.au/underquoting	

Median sale price

Range between

\$340,000

sale price	9								
Median price	\$579,500		Unit	х	Suburb	Cobur	g		
Period - From	01/04/2023	to	31/03/2	2024	5	Source	REIV		

\$360,000

Comparable property sales

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
206/146 Bell Street, COBURG 3058	\$350,000	01/02/2024
17/3 Wardens Walk, COBURG 3058	\$340,000	12/03/2024
304A/41-43 Stockade Avenue, COBURG 3058	\$340,000	27/03/2024

This Statement of Information was prepared on: 18/06/2024 15:09

