

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 price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$340,000 & \$360,000

Median sale price

Median price \$579,500 Unit x Suburb Coburg

Period - From 01/04/2023 to 31/03/2024 Source REIV

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