

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

7c/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

&

\$370,000

Median sale price

Median price \$640,000

House

Unit

X

Suburb Coburg

Period - From 01/04/2018

to

30/06/2018

Source REIV

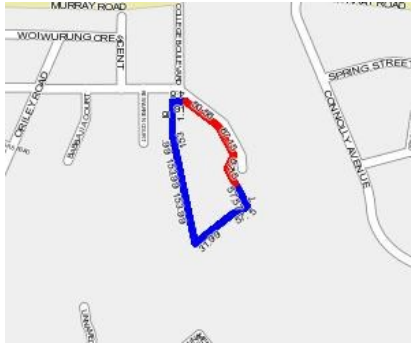
Comparable property sales (*Delete A or B below as applicable)

~~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		
2		
3		

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

Land Size: 5.2 approx sqm approx

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

June quarter 2018: \$640,000

Comparable Properties



104C/1 Manna Gum Ct COBURG 3058 (REI/VG) **Agent Comments**

 1  1  1

Price: \$385,000

Method: Private Sale

Date: 29/04/2018

Rooms: 2

Property Type: Flat/Unit/Apartment (Res)

Land Size: 5551 sqm approx



66 Quarry Cirt COBURG 3058 (VG)

Agent Comments

 1  -  -

Price: \$377,000

Method: Sale

Date: 03/03/2018

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

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.