

## 104B/1 Manna Gum Court, Coburg Vic 3058



**1 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$340,000

**Median House Price**

September quarter 2022: \$652,500

## Comparable Properties



### 16b Gilbert Road, Preston 3072 (VG)

**1 Bed 1 Bath 1 Car**

**Price:** \$350,000

**Method:** Sale

**Date:** 03/08/2022

**Property Type:** Retail – Mixed Use (Office)

**Agent Comments:** Newer development, similar accommodation.



### 101A/1 Manna Gum Court, Coburg 3058 (VG)

**1 Bed 1 Bath 1 Car**

**Price:** \$345,000

**Method:** Sale

**Date:** 07/08/2022

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

**Agent Comments:** Located within the same development, similar accommodation.



### 102/450 Bell Street, Preston 3072 (REI)

**1 Bed 1 Bath 1 Car**

**Price:** \$335,000

**Method:** Private Sale

**Date:** 03/11/2022

**Property Type:** Unit

**Agent Comments:** Similar accommodation, updated throughout with floorboards in kitchen & living

## 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

104B/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)

Single price

\$340,000

#### Median sale price

Median price

\$652,500

Unit

x

Suburb

Coburg

Period - From

01/07/2021

to

30/09/2022

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
16b Gilbert Road, PRESTON 3072	\$350,000	03/08/2022
101A/1 Manna Gum Court, COBURG 3058	\$345,000	07/08/2022
102/450 Bell Street, PRESTON 3072	\$335,000	03/11/2022

This Statement of Information was prepared on:

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