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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

305A/1 Manna Gum Court Coburg VIC 3058

 2  2  1

Indicative Selling Price

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

Range between \$420,000 & \$460,000

Median Sale Price

\$480,000 Units in Coburg between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	304A/1 Manna Gum Court Coburg VIC 3058	Sold Price ^{RS}	\$450,000	Sold Date	17-Jul-19
	 2  2  1			Distance	-
	9/1 Kaye Court Coburg VIC 3058	Sold Price	\$475,000	Sold Date	23-Feb-19
	 2  1  1			Distance	1.14km
	601/146 Bell Street Coburg VIC 3058	Sold Price	\$452,500	Sold Date	12-Mar-19
	 2  2  1			Distance	1.19km

RS = Recent sale UN = Undisclosed Sale

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