



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

303B/1 Manna Gum Court, Coburg, VIC 3058

INDICATIVE SELLING PRICE

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

Single Price \$379,000

MEDIAN SALE PRICE

Median price \$580,000 | Unit | Coburg (3058)

Period - From 1 April 2017 to 31 March 2018 | 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
1/23 BAXTER STREET, COBURG VIC 3058	\$400,000	07/04/2018
501/14-20 NICHOLSON STREET, COBURG VIC 3058	\$350,000	12/02/2018
2/2 HUDSON STREET, COBURG VIC 3058	\$335,000	27/11/2017