

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

403/146 BELL STREET COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

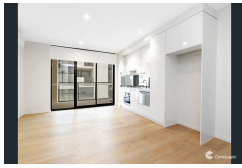
Date of sale

404/2 MOONERING DRIVE COBURG VIC 3058	\$464,000	31-Jan-23
504/2 MOONERING DRIVE COBURG VIC 3058	\$466,000	04-Jan-23

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 6 months.

This Statement of Information was prepared on: 08 June 2023

**404/2 MOONERING DRIVE
COBURG VIC 3058** 2  2  1

Sold Price

\$464,000

Sold Date

31-Jan-23

Distance

0.74km**504/2 MOONERING DRIVE
COBURG VIC 3058** 2  2  1

Sold Price

\$466,000

Sold Date

04-Jan-23

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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