

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

308/146 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

\$330,000

~~or range~~
~~between~~

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,500

Property type

Unit

Suburb

Coburg

Period-from

01 Mar 2023

to

29 Feb 2024

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

| | | |
|--|-----------|-----------|
| 314/146 BELL STREET COBURG VIC 3058 | \$318,000 | 13-Jul-23 |
| 204A/41-43 STOCKADE AVENUE COBURG VIC 3058 | \$335,000 | 02-Aug-23 |
| 206A/41-43 STOCKADE AVENUE COBURG VIC 3058 | \$350,000 | 30-Sep-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 March 2024



314/146 BELL STREET COBURG VIC 3058 Sold Price

\$318,000 Sold Date **13-Jul-23**

 1  1  1

Distance **0km**



204A/41-43 STOCKADE AVENUE COBURG VIC 3058 Sold Price

\$335,000 Sold Date **02-Aug-23**

 1  1  1

Distance **0.58km**



206A/41-43 STOCKADE AVENUE COBURG VIC 3058 Sold Price

\$350,000 Sold Date **30-Sep-23**

 1  1  1

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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