

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: 19/14 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 \$* 399,000.00 & \$ 410,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$ 453,500.00 *House ----- *Unit X Suburb COBURG

Period - From 01 JAN 2017 to 10 AUG 2017 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 21/14 BELL STREET, COBURG VIC 3058	\$ 423,888.00	01 / 08 / 2017
2. 4/14 BELL STREET, COBURG VIC 3058	\$ 420,000.00	20 / 06 / 2017
3. 18/14 BELL STREET, COBURG VIC 3058	\$ 399,000.00	11 / 06 / 2017

OR

B* ~~Either~~ 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 six months*.

~~Or~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)