

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

202/14 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,000

Property type

Unit

Suburb

Coburg

Period-from

01 Dec 2022

to

30 Nov 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

101/14 BELL STREET COBURG VIC 3058	\$388,000	06-Nov-22
9/203 NICHOLSON STREET COBURG VIC 3058	\$395,000	24-May-23
403/11 URQUHART STREET COBURG VIC 3058	\$417,000	24-Oct-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: 13 December 2023



101/14 BELL STREET COBURG VIC 3058 Sold Price **\$388,000** Sold Date **06-Nov-22**
 Distance **0km**
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9/203 NICHOLSON STREET COBURG VIC 3058 Sold Price **\$395,000** Sold Date **24-May-23**
 Distance **0.09km**
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403/11 URQUHART STREET COBURG VIC 3058 Sold Price **\$417,000** Sold Date **24-Oct-23**
 Distance **0.85km**
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RS = Recent sale UN = Undisclosed Sale

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