

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

1/320 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Coburg

Period-from

01 Jan 2019

to

31 Dec 2019

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

| | | |
|---|-----------|-----------|
| 3/12 Surrey Street Pascoe Vale VIC 3044 | \$430,000 | 27-Sep-19 |
| 2/524 Moreland Road Brunswick West VIC 3055 | \$460,000 | 01-Nov-19 |
| | | |

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: 29 January 2020

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3/12 Surrey Street Pascoe Vale VIC 3044

Sold Price

\$430,000

Sold Date

27-Sep-19

 2

 1

 1

Distance

1.44km



2/524 Moreland Road Brunswick West VIC 3055

Sold Price

\$460,000

Sold Date

01-Nov-19

 2

 1

 1

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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