

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

3/51 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,865

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2019

to

31 Aug 2020

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

4/12-14 Hudson Street Coburg VIC 3058	\$487,000	04-Apr-20
3/46 The Grove Coburg VIC 3058	\$495,000	08-Apr-20
4/36 The Grove Coburg VIC 3058	\$495,000	08-Apr-20

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: 02 September 2020



4/12-14 Hudson Street Coburg VIC 3058

Sold Price

\$487,000

Sold Date **04-Apr-20**

 2

 1

 1

Distance

0.96km



3/46 The Grove Coburg VIC 3058

Sold Price

\$495,000

Sold Date **08-Apr-20**

 2

 1

 1

Distance

1.11km



4/36 The Grove Coburg VIC 3058

Sold Price

^{RS} **\$495,000**

Sold Date **08-Apr-20**

 2

 1

 1

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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