

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

208/146 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

or range
between

\$300,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,999

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2021

to

31 Aug 2022

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

3/6 MCKAY STREET COBURG VIC 3058	\$350,650	27-Jun-22
203B/41-43 STOCKADE AVENUE COBURG VIC 3058	\$290,000	26-Sep-22
101A/1 MANNA GUM COURT COBURG VIC 3058	\$345,000	07-Aug-22

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: 27 September 2022



3/6 MCKAY STREET COBURG VIC 3058

Sold Price **\$350,650** Sold Date **27-Jun-22**

1 1 1

Distance **0.11km**



203B/41-43 STOCKADE AVENUE COBURG VIC 3058

Sold Price ^{RS} **\$290,000** Sold Date **26-Sep-22**

1 1 1

Distance **0.58km**



101A/1 MANNA GUM COURT COBURG VIC 3058

Sold Price **\$345,000** Sold Date **07-Aug-22**

1 1 1

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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