

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

109/146 Bell Street, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$375,000

Median sale price

Median price \$635,500 House Unit X Suburb Coburg

Period - From 01/01/2019 to 31/03/2019 Source REIV

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 six 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
1	301/146 Bell St COBURG 3058	\$415,000	26/04/2019
2	413/14-20 Nicholson St COBURG 3058	\$392,500	19/02/2019
3	426/14-20 Nicholson St COBURG 3058	\$385,000	06/02/2019

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 six months.



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Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$375,000
Median Unit Price
March quarter 2019: \$635,500

Comparable Properties



301/146 Bell St COBURG 3058 (REI/VG)

Agent Comments

2 2 1

Price: \$415,000
Method: Private Sale
Date: 26/04/2019
Rooms: -
Property Type: Apartment



413/14-20 Nicholson St COBURG 3058 (REI/VG)

Agent Comments

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Price: \$392,500
Method: Private Sale
Date: 19/02/2019
Rooms: -
Property Type: Apartment



426/14-20 Nicholson St COBURG 3058 (REI/VG)

Agent Comments

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Price: \$385,000
Method: Private Sale
Date: 06/02/2019
Rooms: -
Property Type: Apartment