

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

214/146 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Coburg

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

308/146 BELL STREET COBURG VIC 3058	\$330,500	28-Jun-24
113/146 BELL STREET COBURG VIC 3058	\$281,000	21-Jun-24
214A/41-43 STOCKADE AVENUE COBURG VIC 3058	\$330,000	08-Apr-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 08 August 2024

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**308/146 BELL STREET COBURG
VIC 3058**

Sold Price

RS

\$330,500

Sold Date

28-Jun-24

1 1 -

Distance

0km**113/146 BELL STREET COBURG VIC
3058**

Sold Price

RS

\$281,000

Sold Date

21-Jun-24

1 1 -

Distance

0km**214A/41-43 STOCKADE AVENUE
COBURG VIC 3058**

Sold Price

\$330,000

Sold Date

08-Apr-24

1 1 1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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