

STATEMENT OF INFORMATION

34/14 BELL STREET, COBURG, VIC 3058

PREPARED BY FOR SALE BY OWNER, SUITE 1, 19 WILLIAM STREET BALACLAVA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34/14 BELL STREET, COBURG, VIC 3058

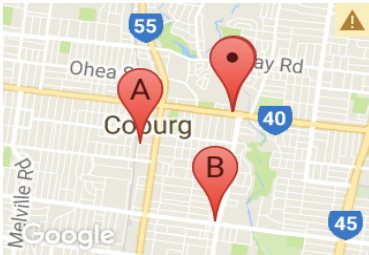
2 1 1

Indicative Selling Price

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

Single Price: \$415,000

MEDIAN SALE PRICE



COBURG, VIC, 3058

Suburb Median Sale Price (Unit)

\$517,000

01 April 2017 to 31 March 2018

Provided by:

COMPARABLE PROPERTIES

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.



23 BAXTER ST, COBURG, VIC 3058

2 1 1

Sale Price

\$472,500

Sale Date: 03/03/2018

Distance from Property: 1.3km



5/59 MORELAND RD, COBURG, VIC 3058

2 1 2

Sale Price

\$475,000

Sale Date: 10/02/2018

Distance from Property: 1.6km



107/14 BELL ST, COBURG, VIC 3058

2 - -

Sale Price

\$420,000

Sale Date: 21/02/2018

Distance from Property: 27m



This report has been compiled on 22/05/2018 by Property Investor. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34/14 BELL STREET, COBURG, VIC 3058

Indicative selling price

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

Single Price:

\$415,000

Median sale price

Median price

\$517,000

House

Unit

X

Suburb

COBURG

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
23 BAXTER ST, COBURG, VIC 3058	\$472,500	03/03/2018
5/59 MORELAND RD, COBURG, VIC 3058	\$475,000	10/02/2018
107/14 BELL ST, COBURG, VIC 3058	\$420,000	21/02/2018