

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

601/146 Bell Street, Coburg Vic 3058

Indicative selling price

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

Single price \$445,000

Median sale price

Median price \$590,000

House

Unit

X

Suburb Coburg

Period - From 01/10/2018

to 31/12/2018

Source REIV

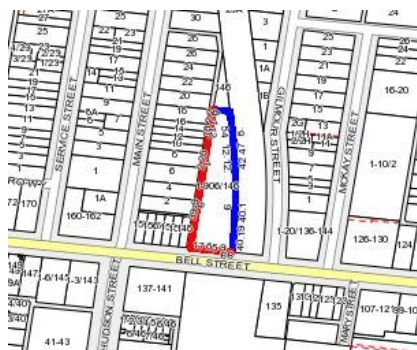
Comparable property sales (*Delete A or B below as applicable)

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	401/146 Bell St COBURG 3058	\$450,000	22/09/2018
2	405a/41-43 Stockade Av COBURG 3058	\$445,000	11/12/2018
3	404/146 Bell St COBURG 3058	\$437,500	05/11/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$445,000

Median Unit Price

December quarter 2018: \$590,000

Comparable Properties

401/146 Bell St COBURG 3058 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 22/09/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



405a/41-43 Stockade Av COBURG 3058 (REI)

Agent Comments



Price: \$445,000

Method: Sold Before Auction

Date: 11/12/2018

Rooms: 3

Property Type: Apartment

404/146 Bell St COBURG 3058 (VG)

Agent Comments



Price: \$437,500

Method: Sale

Date: 05/11/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)