

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

25 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

\$975,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Coburg

Period-from

01 Aug 2020

to

31 Jul 2021

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

12 Rasmussen Court Coburg VIC 3058	\$987,500	24-Feb-21
25 Rodda Street Coburg VIC 3058	\$1,000,000	17-Feb-21
6 Sargood Street Coburg VIC 3058	\$1,000,000	07-Apr-21

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: 05 August 2021



12 Rasmussen Court Coburg VIC 3058

Sold Price

\$987,500

Sold Date

24-Feb-21

 4

 2

 2

Distance

0.71km



25 Rodda Street Coburg VIC 3058

Sold Price

\$1,000,000

Sold Date

17-Feb-21

 2

 1

 1

Distance

0.5km



6 Sargood Street Coburg VIC 3058

Sold Price

Sold Date

07-Apr-21

 3

 3

 1

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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