

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

57 Bell Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$739,000

Median sale price

Median price

\$677,000

Property Type

Unit

Suburb

Coburg

Period - From

01/07/2020

to

30/06/2021

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	2/2 Bellevue St COBURG 3058	\$740,000	10/07/2021
2	1/106 Rennie St COBURG 3058	\$735,000	26/06/2021
3	4/590 Murray Rd PRESTON 3072	\$710,000	26/07/2021

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.~~

This Statement of Information was prepared on:

10/08/2021 10:08



2 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$739,000

Median Unit Price

Year ending June 2021: \$677,000

Comparable Properties



2/2 Bellevue St COBURG 3058 (REI)

Agent Comments

2 2 1

Price: \$740,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Townhouse (Res)



1/106 Rennie St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$735,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Townhouse (Res)

4/590 Murray Rd PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$710,000

Method: Private Sale

Date: 26/07/2021

Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9489 5777 | F: 03 9489 5788