Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 57 Bell Street, Coburg Vic 3058

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/un	Iderquoti	ng				
Single price	e \$739,000									
Median sale price										
Median price	\$677,000	Pro	operty Type	Unit			Suburb	Coburg		
Period - From	01/07/2020	to	30/06/2021		Sou	urce	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.

Add	dress 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







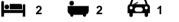


Property Type: House (Res) Agent Comments Indicative Selling Price \$739,000 Median Unit Price Year ending June 2021: \$677,000

Comparable Properties



2/2 Bellevue St COBURG 3058 (REI)



Price: \$740,000 Method: Auction Sale Date: 10/07/2021 Property Type: Townhouse (Res) Agent Comments



Price: \$735,000 Method: Auction Sale Date: 26/06/2021 Property Type: Townhouse (Res)

2

1/106 Rennie St COBURG 3058 (REI)

D 1

4/590 Murray Rd PRESTON 3072 (REI)

Agent Comments

Agent Comments



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



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