

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

504/146 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

Coburg

Period-from

01 Nov 2019

to

31 Oct 2020

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

407/146 Bell Street Coburg VIC 3058	\$440,000	17-Jul-20
601/146 Bell Street Coburg VIC 3058	\$465,000	14-Jul-20
304/146 Bell Street Coburg VIC 3058	\$445,000	15-Jun-20

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: 19 November 2020



407/146 Bell Street Coburg VIC 3058

2 2 1

Sold Price **\$440,000** Sold Date **17-Jul-20**

Distance -



601/146 Bell Street Coburg VIC 3058

2 2 1

Sold Price **\$465,000** Sold Date **14-Jul-20**

Distance -



304/146 Bell Street Coburg VIC 3058

2 2 1

Sold Price **\$445,000** Sold Date **15-Jun-20**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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