

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

4/297 Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Coburg

Period - From 01/04/2021

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	6/14 Bell St COBURG 3058	\$510,000	25/06/2021
2	6/445 Bell St PASCOE VALE SOUTH 3044	\$479,500	05/05/2021
3	2/445 Bell St PASCOE VALE SOUTH 3044	\$455,000	24/04/2021

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:

31/08/2021 11:52

4/297 Bell Street, Coburg Vic 3058



**The Realest
Estate.**

Kamal Kanaan
70188588
0401 735 299

kamal@therealestestate.com.au

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

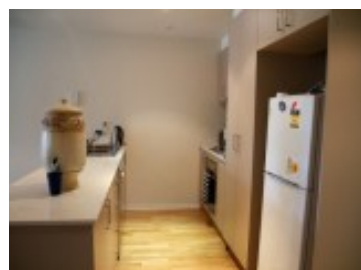
June quarter 2021: \$670,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/14 Bell St COBURG 3058 (VG)

Agent Comments



Price: \$510,000

Method: Sale

Date: 25/06/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

6/445 Bell St PASCOE VALE SOUTH 3044 (VG)

Agent Comments



Price: \$479,500

Method: Sale

Date: 05/05/2021

Property Type: Strata Unit/Flat

2/445 Bell St PASCOE VALE SOUTH 3044 (VG)

Agent Comments



Price: \$455,000

Method: Sale

Date: 24/04/2021

Property Type: Strata Unit/Flat

Account - The Realest Estate | P: (03) 7018 8588



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.