

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

304/146 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

\$455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

Property type

Unit

Suburb

Coburg

Period-from

01 Jun 2019

to

31 May 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

601/146 Bell Street Coburg VIC 3058	\$452,500	12-Mar-19

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.

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601/146 Bell Street Coburg VIC 3058

 2  2  1

Sold Price

\$452,500

Sold Date

12-Mar-19

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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