

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

209/146 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jan 2021

to

31 Dec 2021

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

102B/41-43 Stockade Avenue Coburg VIC 3058	\$300,000	07-Jan-22
19/144 Nicholson Street Coburg VIC 3058	\$301,750	03-Sep-21
208/11 Urquhart Street Coburg VIC 3058	\$365,000	21-Oct-21

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: 20 January 2022



**102B/41-43 Stockade Avenue
Coburg VIC 3058**

Sold Price ^{RS} **\$300,000** ^{UN} Sold Date **07-Jan-22**

1 1 1

Distance **0.58km**



19/144 Nicholson Street Coburg VIC 3058

Sold Price **\$301,750** Sold Date **03-Sep-21**

1 1 1

Distance **1.44km**



208/11 Urquhart Street Coburg VIC 3058

Sold Price **\$365,000** Sold Date **21-Oct-21**

1 1 -

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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