

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

301/146 Bell Street, Coburg Vic 3058

Indicative selling price

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

Single price \$440,000

Median sale price

Median price \$590,000

House

Unit

X

Suburb

Coburg

Period - From 01/10/2018

to

31/12/2018

Source

REIV

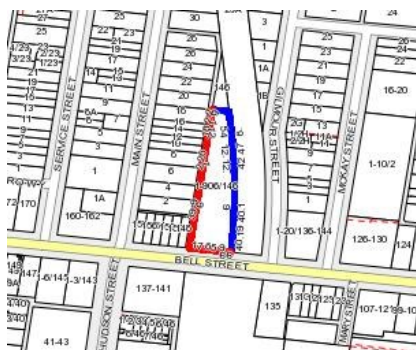
Comparable property sales (*Delete A or B below as applicable)

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	219/146 Bell St COBURG 3058	\$470,000	05/10/2018
2	604/146 Bell St COBURG 3058	\$465,000	05/12/2018
3	508/146 Bell St COBURG 3058	\$420,000	16/11/2018

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.



Rooms:
Property Type:
 Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
 \$440,000

Median Unit Price
 December quarter 2018: \$590,000

Comparable Properties

219/146 Bell St COBURG 3058 (VG)

Agent Comments



Price: \$470,000
Method: Sale
Date: 05/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 2471 sqm approx

604/146 Bell St COBURG 3058 (VG)

Agent Comments



Price: \$465,000
Method: Sale
Date: 05/12/2018
Rooms: -
Property Type: Strata Unit/Flat

508/146 Bell St COBURG 3058 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 16/11/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)