

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

207/14 Bell Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Coburg

Period - From

01/10/2022

to

30/09/2023

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	705/146 Bell St COBURG 3058	\$445,111	10/11/2023
2	13/203 Nicholson St COBURG 3058	\$420,000	24/08/2023
3	217/146 Bell St COBURG 3058	\$400,000	14/08/2023

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:

06/12/2023 09:04

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Indicative Selling Price
\$425,000

Median Unit Price

Year ending September 2023: \$600,000



Property Type:

Agent Comments

Comparable Properties



705/146 Bell St COBURG 3058 (REI)

Agent Comments



Price: \$445,111

Method: Private Sale

Date: 10/11/2023

Property Type: Apartment



13/203 Nicholson St COBURG 3058 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 24/08/2023

Property Type: Apartment



217/146 Bell St COBURG 3058 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 14/08/2023

Property Type: Apartment

Account - Love & Co