

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

103/146 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

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,615

Property type

Unit

Suburb

Coburg

Period-from

01 Feb 2020

to

31 Jan 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

406/146 Bell Street Coburg VIC 3058	\$375,000	21-Sep-20
2/1 Stockade Avenue Coburg VIC 3058	\$385,000	30-Oct-20
204C/1 Manna Gum Court Coburg VIC 3058	\$376,500	02-Nov-20

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: 23 February 2021

	406/146 Bell Street Coburg VIC 3058	Sold Price	\$375,000	Sold Date	21-Sep-20
	Distance	-			
	2/1 Stockade Avenue Coburg VIC 3058	Sold Price	\$385,000	Sold Date	30-Oct-20
	Distance	0.85km			
	204C/1 Manna Gum Court Coburg VIC 3058	Sold Price	\$376,500	Sold Date	02-Nov-20
	Distance	1.17km			

RS = Recent sale UN = Undisclosed Sale

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