

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

31/14 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

or range
between

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2020

to

30 Jun 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

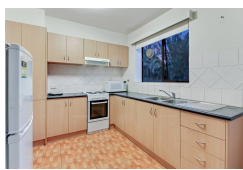
Date of sale

6/626 Sydney Road Coburg VIC 3058	\$377,500	20-May-21
502/146 Bell Street Coburg VIC 3058	\$405,000	21-Mar-21
8/5 Tasman Street Preston VIC 3072	\$417,000	09-Feb-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: 06 July 2021



6/626 Sydney Road Coburg VIC 3058

 2  1  2

Sold Price

^{RS} **\$377,500**

Sold Date **20-May-21**

Distance **1.21km**



502/146 Bell Street Coburg VIC 3058

 2  1  1

Sold Price

\$405,000

Sold Date **21-Mar-21**

Distance **1.24km**



8/5 Tasman Street Preston VIC 3072

 2  1  1

Sold Price

\$417,000

Sold Date **09-Feb-21**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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