

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

208/146 Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Coburg

Period - From 25/11/2019 to 24/11/2020 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	2/1 Stockade Av COBURG 3058	\$385,000	29/10/2020
2	204C/1 Manna Gum Ct COBURG 3058	\$376,500	19/11/2020
3	406/146 Bell St COBURG 3058	\$375,000	21/09/2020

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:

25/11/2020 15:40

208/146 Bell Street, Coburg Vic 3058



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

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
25/11/2019 - 24/11/2020: \$580,000

Comparable Properties



2/1 Stockade Av COBURG 3058 (REI)

Agent Comments



Price: \$385,000
Method: Sold Before Auction
Date: 29/10/2020
Property Type: Apartment



204C/1 Manna Gum Ct COBURG 3058 (REI)

Agent Comments



Price: \$376,500
Method: Private Sale
Date: 19/11/2020
Property Type: Apartment

406/146 Bell St COBURG 3058 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 21/09/2020
Property Type: Flat/Unit/Apartment (Res)
Land Size: 2472 sqm approx

Account - Tamagold Property Solutions | P: 03 93478886



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.