

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

19/136-144 Bell Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Coburg

Period - From

01/07/2018

to

30/06/2019

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	104/4 Moonering Dr COBURG 3058	\$550,000	27/05/2019
2	703/146 Bell St COBURG 3058	\$542,500	11/06/2019
3	401/2 Moonering Dr COBURG 3058	\$535,000	10/06/2019

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:

17/10/2019 14:29

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Indicative Selling Price

\$550,000

Median Unit Price

Year ending June 2019: \$600,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

104/4 Mooner Dr COBURG 3058 (VG)

Agent Comments

2 - -

Price: \$550,000

Method: Sale

Date: 27/05/2019

Property Type: Strata Unit/Flat

703/146 Bell St COBURG 3058 (VG)

Agent Comments

2 - -

Price: \$542,500

Method: Sale

Date: 11/06/2019

Property Type: Strata Unit/Flat



401/2 Mooner Dr COBURG 3058 (REI/VG)

Agent Comments

2 2 1

Price: \$535,000

Method: Private Sale

Date: 10/06/2019

Property Type: Apartment