

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

216/146 Bell Street, Coburg Vic 3058

Indicative selling price

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

Single price \$319,000

Median sale price

Median price \$589,500

Property Type Unit

Suburb Coburg

Period - From 01/10/2018

to 30/09/2019

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	201/95 Gaffney St COBURG 3058	\$338,000	29/08/2019
2	201B/1 Manna Gum Ct COBURG 3058	\$320,000	30/08/2019
3	203/51-53 Gaffney St COBURG 3058	\$312,000	23/11/2019

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:

02/12/2019 13:25



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

201/95 Gaffney St COBURG 3058 (VG)

Agent Comments



Price: \$338,000

Method: Sale

Date: 29/08/2019

Property Type: House (Res)

Land Size: 174 sqm approx



201B/1 Manna Gum Ct COBURG 3058 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 30/08/2019

Property Type: Flat/Unit/Apartment (Res)



203/51-53 Gaffney St COBURG 3058 (REI)

Agent Comments



Price: \$312,000

Method: Private Sale

Date: 23/11/2019

Property Type: Apartment