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	503/146 Bell Street, Coburg Vic 3058

Indicative selling price

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

Single price $485,000

Median sale price

Median price $600,000 Property Type Unit Suburb Coburg

Period - From 01/10/2022 to 30/09/2023 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	403/146 Bell St COBURG 3058	$480,000	28/07/2023
2	107/14 Bell St COBURG 3058	$470,000	10/06/2023
3	705/146 Bell St COBURG 3058	$445,111	10/11/2023

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: 24/11/2023 09:44

503/146 Bell Street, Coburg Vic 3058

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Property Type:
Agent Comments

Indicative Selling Price
$485,000
Median Unit Price
Year ending September 2023: $600,000

Comparable Properties



403/146 Bell St COBURG 3058 (REI)

3 2 1

Price: $480,000
Method: Private Sale
Date: 28/07/2023
Property Type: Apartment

Agent Comments

107/14 Bell St COBURG 3058 (REI)

2 1 1

Price: $470,000
Method: Private Sale
Date: 10/06/2023
Property Type: Unit

Agent Comments



705/146 Bell St COBURG 3058 (REI)

2 2 1

Price: $445,111
Method: Private Sale
Date: 10/11/2023
Property Type: Apartment

Agent Comments

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