

## 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

606/146 Bell Street, Coburg Vic 3058

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$359,000

#### Median sale price

Median price \$452,500 House Unit X Suburb Coburg

Period - From 01/04/2019 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	206/5 Wardens Wik COBURG 3058	\$367,500	22/07/2019
2	20 Quarry Cirt COBURG 3058	\$355,000	14/03/2019
3	16/4 Woiwurung Cr COBURG 3058	\$370,000	03/04/2019

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.



 1.5  1  1

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**206/5 Wardens Wlk COBURG 3058 (REI/VG)**

Agent Comments

 1  2  1

**Price:** \$367,500

**Method:** Private Sale

**Date:** 22/07/2019

**Rooms:** -

**Property Type:** Apartment



**20 Quarry Cirt COBURG 3058 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$355,000

**Method:** Private Sale

**Date:** 14/03/2019

**Rooms:** -

**Property Type:** Apartment

**Land Size:** 2850 sqm approx



**16/4 Woiwurung Cr COBURG 3058 (REI)**

Agent Comments

 1  1  1

**Price:** \$370,000

**Method:** Sold Before Auction

**Date:** 03/04/2019

**Rooms:** -

**Property Type:** Apartment