

# 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

107/14 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)

Range between \$410,000 & \$450,000

### Median sale price

Median price \$612,500 Property Type Unit Suburb Coburg

Period - From 01/04/2022 to 31/03/2023 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	1/605 Gilbert Rd PRESTON 3072	\$460,000	05/05/2023
2	16/203 Nicholson St COBURG 3058	\$420,000	24/02/2023
3	602/146 Bell St COBURG 3058	\$415,000	09/03/2023

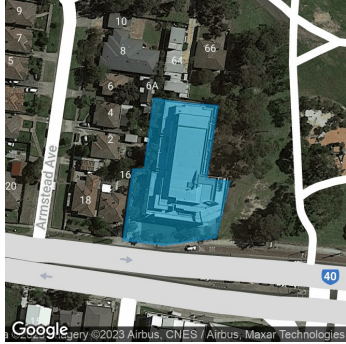
OR

~~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:

31/05/2023 13:08

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$410,000 - \$450,000  
**Median Unit Price**  
Year ending March 2023: \$612,500

## Comparable Properties



1/605 Gilbert Rd PRESTON 3072 (REI)

Agent Comments



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 05/05/2023  
**Property Type:** Apartment



16/203 Nicholson St COBURG 3058 (REI)

Agent Comments



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 24/02/2023  
**Property Type:** Apartment



602/146 Bell St COBURG 3058 (REI)

Agent Comments



**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 09/03/2023  
**Property Type:** Apartment

Account - Love & Co