

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

251 Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$1,169,000 Property Type House Suburb Coburg

Period - From 17/10/2022 to 16/10/2023 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	92 Victoria St COBURG 3058	\$985,000	02/05/2023
2	26 Phillips St COBURG 3058	\$907,500	31/05/2023
3	198 Bell St COBURG 3058	\$900,000	06/09/2023

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:

17/10/2023 15:05



2 1 1

Property Type: House (Res)

Land Size: 378 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$890,000

Median House Price

17/10/2022 - 16/10/2023: \$1,169,000

Comparable Properties



92 Victoria St COBURG 3058 (REI/VG)

Agent Comments

2 1 1

Price: \$985,000

Method: Sold Before Auction

Date: 02/05/2023

Property Type: House (Res)

Land Size: 250 sqm approx



26 Phillips St COBURG 3058 (REI/VG)

Agent Comments

3 1 -

Price: \$907,500

Method: Private Sale

Date: 31/05/2023

Property Type: House

Land Size: 312 sqm approx



198 Bell St COBURG 3058 (REI)

Agent Comments

3 1 2

Price: \$900,000

Method: Sold Before Auction

Date: 06/09/2023

Property Type: House (Res)