Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 273 Bell Street, Coburg Vic 3058

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$1,224,500	Pro	operty Type	Hou	ISE		Suburb	Coburg
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	213 Melville Rd BRUNSWICK WEST 3055	\$860,000	23/11/2023
2	7 Walker St COBURG 3058	\$749,000	16/11/2023
3	296 Bell St COBURG 3058	\$715,000	22/01/2024

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.

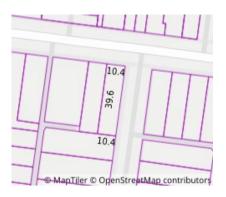
This Statement of Information was prepared on:

22/04/2024 14:18



273 Bell Street, Coburg Vic 3058



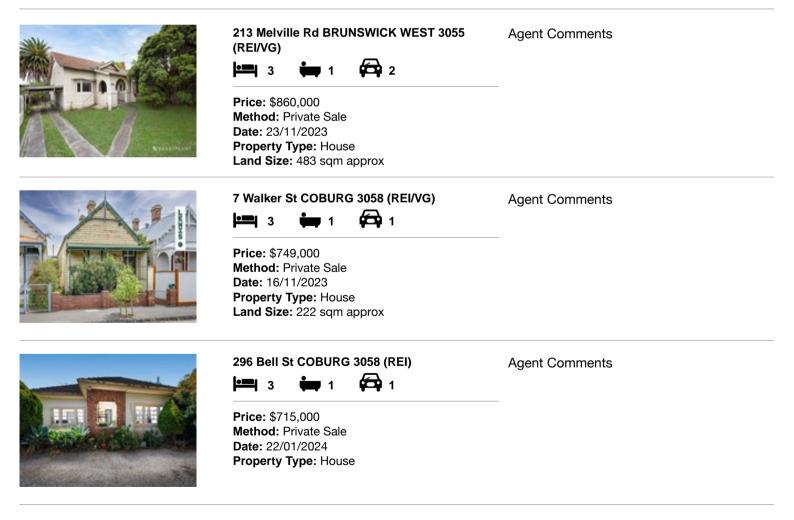




Property Type: House **Land Size:** 410 sqm approx Agent Comments Cameron Pritchard 03 9387 5888 0408 037 482 cameronpritchard@jelliscraig.com.au

> Indicative Selling Price \$750,000 - \$800,000 Median House Price March quarter 2024: \$1,224,500

Comparable Properties



Account - Jellis Craig | P: 03 9387 5888



propertydata com.au

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