

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

273 Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,224,500 Property Type House Suburb Coburg

Period - From 01/01/2024 to 31/03/2024 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	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



Property Type: House
Land Size: 410 sqm approx
Agent Comments

Comparable Properties



213 Melville Rd BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 23/11/2023
Property Type: House
Land Size: 483 sqm approx



7 Walker St COBURG 3058 (REI/VG)

Agent Comments



Price: \$749,000
Method: Private Sale
Date: 16/11/2023
Property Type: House
Land Size: 222 sqm approx



296 Bell St COBURG 3058 (REI)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 22/01/2024
Property Type: House